



FOR SALE – Modern Offices with ancillary stores

1 A & B Parkgate Avenue, Belfast,
BT4 1JA

- Compact self contained offices located on secure site just off Newtownards Road junction.
- Additional storage facilities with roller shutter access.
- On-site parking.
- Suitable for conversion to alternative use.

028 9044 7144



WHELAN

LOCATION

Situated off the Hollywood Road, the property is a short distance from the Newtownards Road in East Belfast.

DESCRIPTION

A modern office positioned within a secure compound. The property benefits from ancillary stores with roller shutter doors which has potential to be converted to additional office space or an alternative use.



ACCOMODATION

The offices are finished with plastered and painted walls, glazed hardwood partitions and doors, suspended ceilings with integral diffused fluorescent and spot lighting, access flooring with part ceramic tiles, part carpet and part laminate wood.

Amenities include gas fired heating, fibre optic broadband and a small kitchen area for staff use.

Security is provided by external electric roller shutters, aluminium double glazing, fire alarm, smoke alarm and code entry locks. A palisade style mesh fence forms the sites perimeter with a tarmac yard provides 6 car parking spaces.

Two storage rooms lead off the main offices. They have concrete flooring and roller shutter delivery access.

Overall the site has an area of approximately 0.135 acres.



Floor	Item	Sq m	Sq ft
Ground	General Office	71.2	766.4
	Private office 1	29.2	314
	Private office 2	20	215
	Interview office 3	10	107
	Private office 4	14.5	156
	Office Stores	5	54
	Kitchen	5.2	56
	Industrial Storage 1	40	430.5
	Industrial Storage 2	38	409
	Total		233.1

RATES

*All above figures are approximate measurements

Rateable Value - £13,650

Commercial Rate in £1.00 for 13/14 is £0.600436

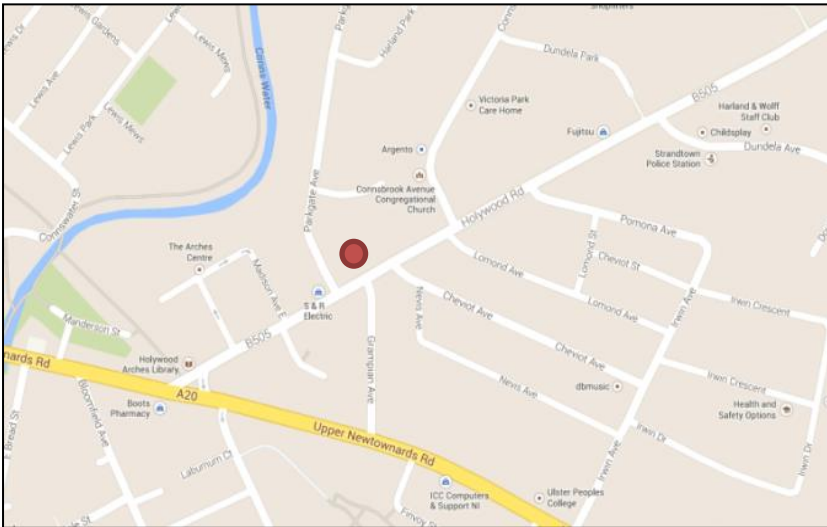
GUIDE PRICE

£200,000

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.
41 Arthur Street, Belfast, BT1 4GB
028 9044 7144
www.whelan.co.uk



Energy Performance Certificate

Non-Domestic Building

Northern Ireland

1a-1b, Parkgate Avenue
BELFAST
BT4 1JA

Certificate Reference Number:
0520-0434-0699-1299-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 82

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	270
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	56.94

Benchmarks

Buildings similar to this one
could have rating as follows:

25 If newly built

66 If typical of the
existing stock