

**TO LET**

**Suite 3, Shaftesbury House, Edgewater Office Park,  
17 Edgewater Road, Belfast, BT3 9JQ**

**MODERN FIRST FLOOR OFFICE ACCOMMODATION OF C. 1,609 SQ. FT.**



Commercial Real Estate  
From every angle





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From every angle

## FEATURES

First Floor office of approximately  
1,609 Sq Ft

6 on-site car parking spaces

Located in a modern office park just  
off the M2 Motorway junction

Views over Belfast Lough

### LOCATION

The property forms part of the Edgewater Office Park development, an established office location on the North Foreshore, on the outskirts of Belfast.

The office park benefits from excellent transport links to the Fortwilliam roundabout, Junction 1 of the M2 Motorway via Edgewater Road and Dargan Road.

### ACCOMMODATION

Approximately 1,609 sq ft / 149.5 sq m

### DESCRIPTION

The office suite is located on the first floor and is finished to include perimeter trunking, carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows and gas fired heating.





Internally the suite comprises:-

- A light and bright open plan office
- 3 private offices
- Boardroom
- Kitchen
- Dedicated male and female WC facilities



## EPC

The property has an energy rating of C67. A full certificate can be made available upon request.

Energy Performance Certificate		Northern Ireland
Non-Domestic Building		
SUITE 4 FIRST FLOOR Shaftesbury House Edgewater Road BELFAST BT3 9JQ	Certificate Reference Number: 0980-1925-0352-7613-2070	
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 <a href="http://www.epb.dfpni.gov.uk">www.epb.dfpni.gov.uk</a> .		
Energy Performance Asset Rating		
More energy efficient		
		
..... Net zero CO <sub>2</sub> emissions		
<b>A</b> 0-25		
<b>B</b> 26-50		
<b>C</b> 51-75		
		
<b>D</b> 76-100		
<b>E</b> 101-125		
<b>F</b> 126-150		
<b>G</b> Over 150		
Less energy efficient		
Technical information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:  If newly built  If typical of the existing stock
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ):	109	
Building complexity (NOS level):	3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	51.85	







## LOCATION



## SERVICE CHARGE

A service charge is levied to cover all landlords' reasonable outgoings to include upkeep of common areas & maintenance, buildings insurance and management fee.

We understand this is currently £2,883 per annum for the year 2025.

## RENT

£14 per square foot exclusive.

## TERMS

A new lease on Full Repairing and Insuring terms is available.

## BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2025 is £660 plus VAT.

## RATES

NAV:	£14,500
Rate in the £ 23/24:	0.626592
Approx. Rates Payable:	£9,085.58

The property may benefit from Small Business Rate Relief of 20% as the NAV is under £15,000.

## VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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### For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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