FOR SALE

3 Pilots View, 18 Heron Road, Belfast BT3 9LE

SUBSTANTIAL OFFICE ACCOMMODATION OF C. 4,400 SQFT WITH 18 ON SITE PARKING SPACES

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Commercial Real Estate
From every angle

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FEATURES

Situated within established commercial area forming part of the wider Belfast Harbour Estate

Modern office block with 18 reserved parking spaces on the premises

Situated short distance from the Sydenham Bypass and motorway network

LOCATION

The subject is located in Pilot's View, an office/ commercial use development situated on the Heron Road within Belfast Harbour Estate. The property is situated approximately 5.3 miles from Belfast City Centre and adjacent to Belfast City Airport. Occupiers in the vicinity include Concentrix, Stryker, The SHS Group and Phoenix Energy.

SERVICE CHARGE

A service charge, payable to the Belfast Harbour Commissioners, will be levied to cover an appropriate proportion of the costs associated with external repairs, maintenance, and the upkeep of common areas within the harbour estate. The service charge for the current year is £1,600.

TITLE

We understand that the property is held by way of long leasehold interest for a term of 120 years from 1 November 2005 at an annual ground rent of £11,034 subject to 5 yearly upwards only reviews.

RATES PAYABLE

NAV:	£43,000
Rates Poundage 2025/26:	0.626592
Rates Payable:	£26,943

ACCOMMODATION

The areas below are approximate:

Room	sqm	sqft
Ground Floor	204.38	2,200
First Floor	204.38	2,200
Total	**408.76**	**4,400**

DESCRIPTION

The subject property comprises a 2-storey self-contained office property of steel portal frame construction with feature Portland stone blockwork, infill double glazing and concrete slab flooring. The exterior of the property is finished with part landscaping and the car park is finished with a tarmac surface.

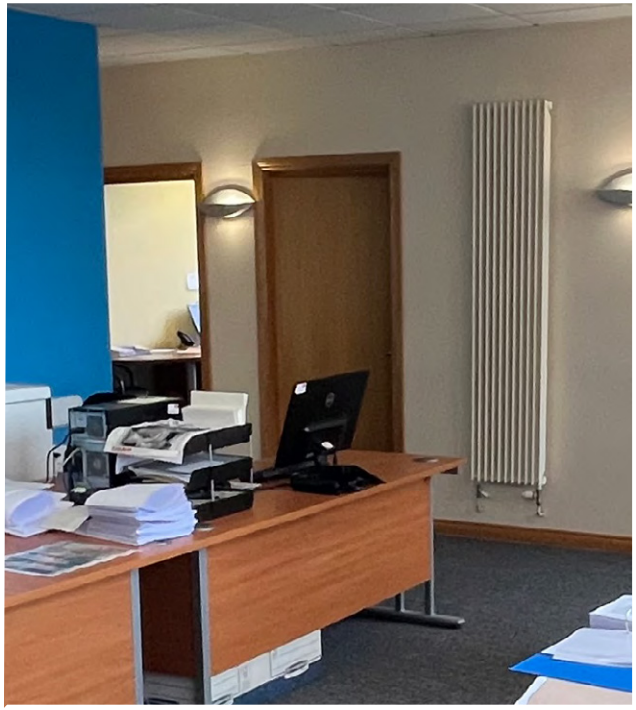
Internally, the accommodation is presented in good condition and finished to a modern specification, including carpeted flooring, plastered and painted walls, suspended ceilings with recessed lighting and perimeter trunking.

Reception

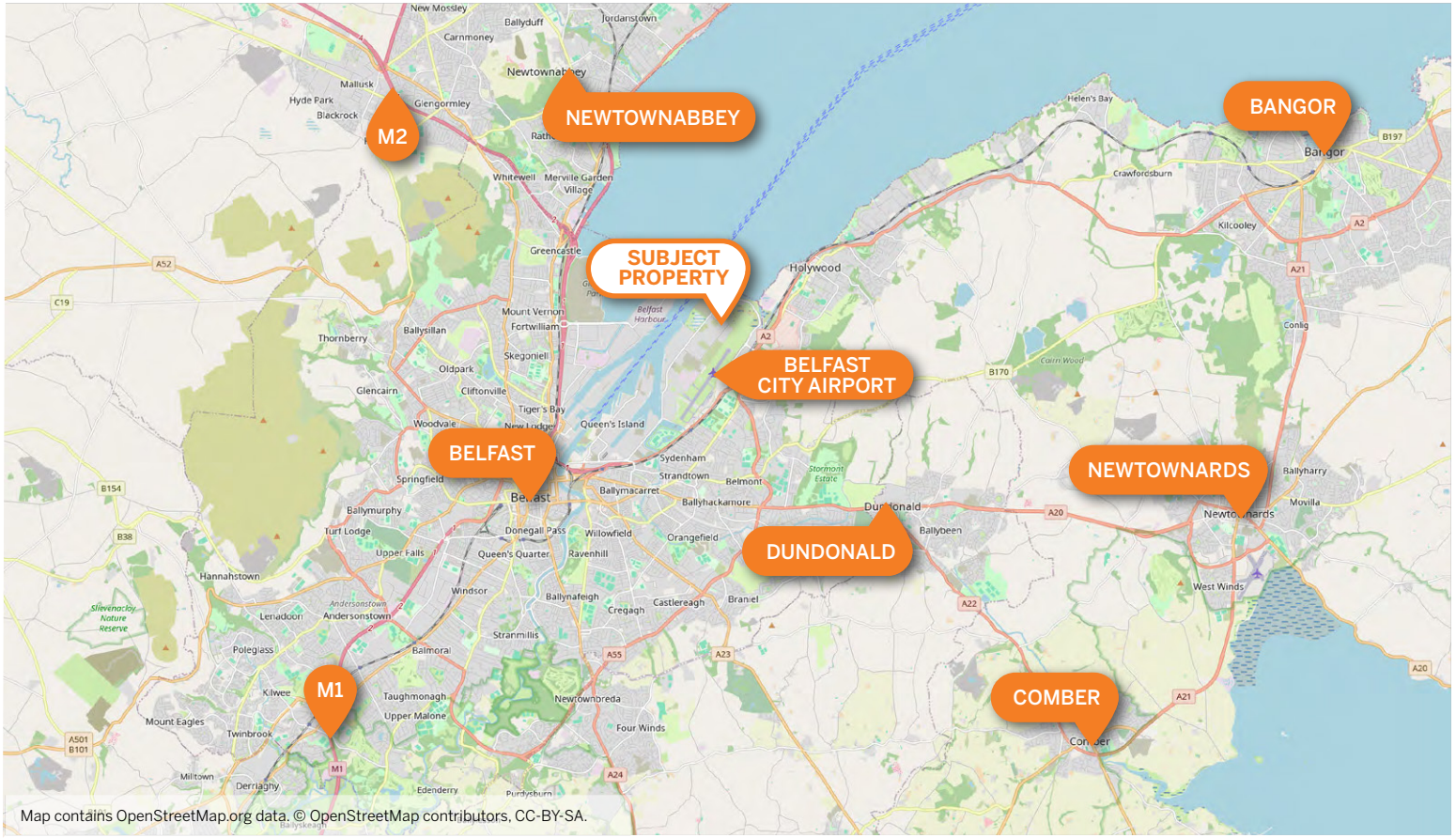
Meeting Room

Office

Office



LOCATION



PRICE

Price on application.

VAT

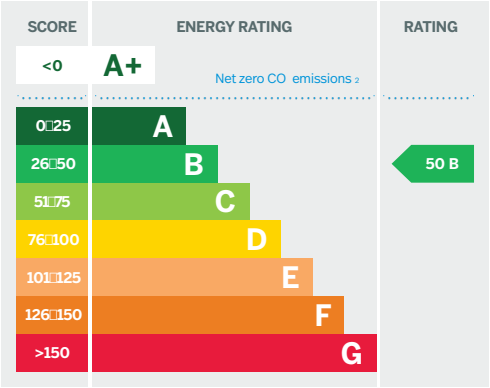
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The EPC rating is 50B.



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.

REF 24930

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For further information:
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Viewing strictly by appointment with the sole selling agent Ambit CRE

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The Directors of Ambit CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property.

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