

FOR SALE

6 Heron Wharf

Belfast, County Antrim, BT3 9LE

Prominent Office/Warehouse Investment



Location

The subject is situated off the heron road approximately 4.4 miles from Belfast city centre.

This Belfast Harbour Estate is regarded as one of Belfast prominent business locations, with it benefitting from excellent transport links to ports of Belfast and Larne and both Belfast airports. Nearby occupiers include British Red Cross, Nimbus and Phoenix Energy.



The property

The premises consists of a modern, detached two-storey office building with a recently constructed rear extension incorporating warehouse space.

The ground floor reception/lobby area, a boardroom, four private offices, WC facilities and warehouse facilities. The first floor comprises a large open-plan office area, six individual offices, canteen facilities, and additional WC facilities.

The property also benefits from on-site parking for approximately 20 vehicles.



Accommodation

Description	Sq Ft	Sq M
Ground Floor Office	2,315	215.1
Ground Floor Warehouse	4,061	377.3
First Floor Office	2,362	219.5
Total	8,738	811.9

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

Lease Details

Tenant: Let to Ionic Technologies International Limited.
Basis: The property is held by way of a 125 years commencing on 1 August 1998 at a passing ground rent of £29,245.76 per annum exclusive. The ground rent is payable by the landlord.
Term: 5 years from 1 August 2022.
Rent: £72,500 per annum.



Further information

GUIDE PRICE

Offers in excess of £400,000 exc.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

B44. Full EPC certificate available on request.

RATES

We have been advised by the Land and Property Services of the following:

Net Annual Value:	£64,200
Estimated Rates Payable 2025/26:	£40,227

CONTACT



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