

FOR SALE/TO LET

# Forestwood House

52 Newforge Lane, Belfast, BT9 5NW

Fitted office building with dedicated parking (also includes 1 acre opposite)



# Location

New Forge Lane Office Park is situated in Belfast's BT9 postcode, offering strong connectivity with easy access to major transport routes such as the M1 and the Outer Ring.

The location is also within convenient reach of local amenities including shops, restaurants, and sports facilities, making it a practical base for businesses operating in the city.

Surrounding Occupiers include RSK Ireland, Mitchell Harold & Co, Woven and Energia, all situated with the office park.



Description	Miles	Min
Instonians Rugby, Cricket and Hockey Club	1.9	6
Crown Plaza Belfast	1.9	7
The Lock Keeper's Inn	2.0	8
Belfast City Centre	3.4	14



# Description

The property comprises a 2-storey detached office building which has recently been refurbished.

Internally the building is finished to a high specification throughout to include new carpet tiles, suspended ceilings, perimeter trunking, mix of electric heating and air conditioning in part.

Male and female WCs are located on both floors with a fitted kitchen on the ground floor.

Externally the building benefits from 12 car spaces to the front and a further 2 to the rear.

Please note that our client also owns the parcel of land directly opposite the building which extends to approximately 1 acre and could also be sold.

- Recently refurbished office accommodation
- Total Net Internal Area 4,040 sq ft
- Includes 14 car parking spaces
- Our client also owns an acre of land to the front





# Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,970	183
First Floor	2,067	192
<b>Total</b>	<b>4,037</b>	<b>375</b>

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.

# Additional Land

Our client also owns the parcel of land directly opposite the building which extends to approximately 1 acre and could also be sold. See map below:



# Further information

## GUIDE PRICE

On application.

## LEASE TERMS

The property is available to let by way of a new lease on terms to be negotiated.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT. We understand that the building is opted for VAT.

## EPC

C66. Full EPC certificate available on request.

## RATES

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

Net Annual Value:	£41,200
Estimated Rates Payable 2025/26:	£25,815

## CONTACT



**Savills Belfast**  
2nd Floor,  
Longbridge House,  
16-24 Waring Street,  
Belfast, BT1 2DX  
[savills.ie](http://savills.ie)

**Mark Carron**  
[mark.carron@savills.ie](mailto:mark.carron@savills.ie)  
+44 (0) 28 9027 0016

**Faith Rogers**  
[faith.rogers@savills.ie](mailto:faith.rogers@savills.ie)  
+44 (0) 28 9027 0047

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