



To Let First Floor Office Premises
Unit 4, 100 Ladas Drive, Belfast BT6 9FH

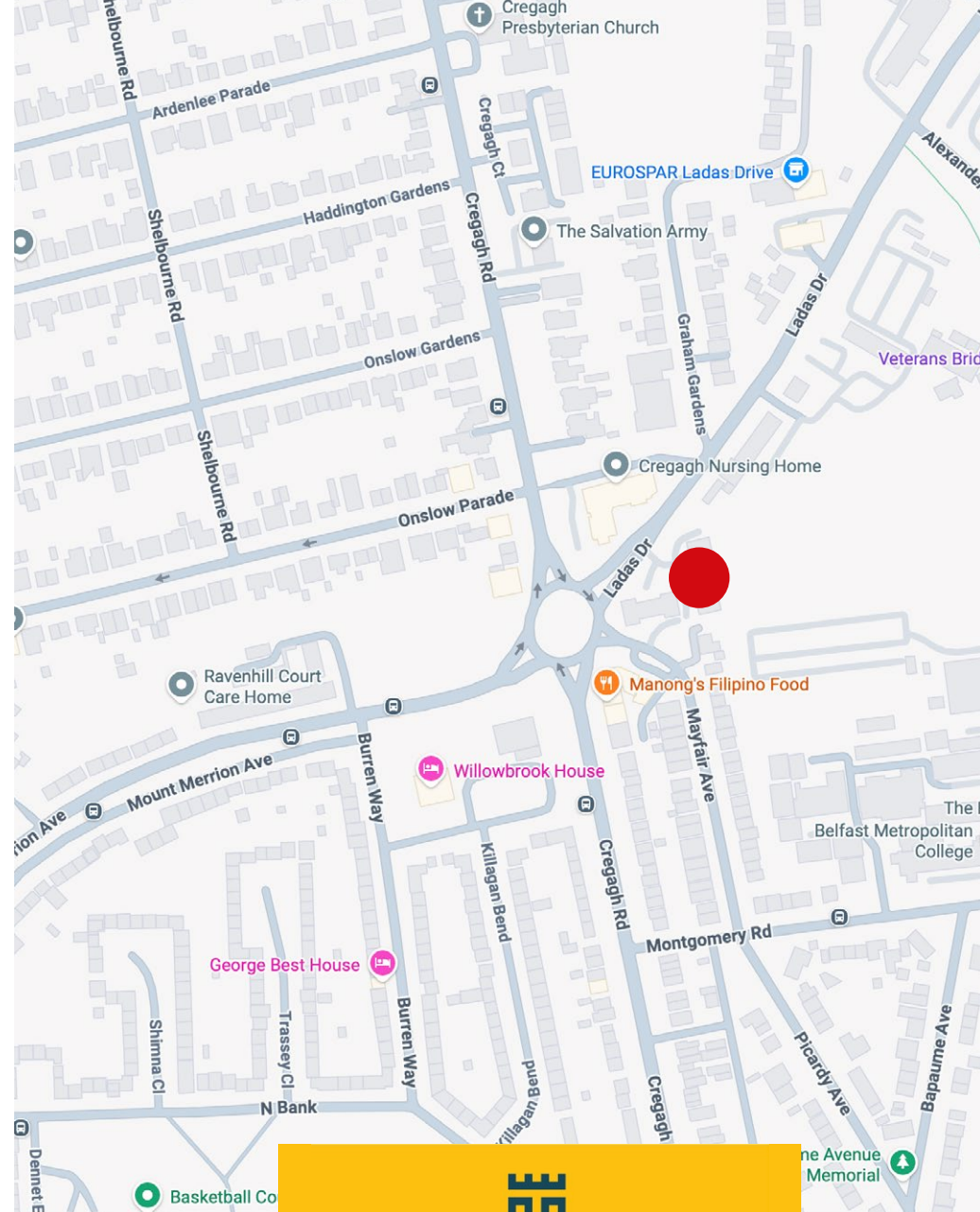

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LOCATION

- Unit D is situated within a secure and well-maintained office development on Ladas Drive, East Belfast.
- The property occupies a highly accessible location just off Ladas Drive, providing excellent transport links throughout Belfast and beyond.
- Belfast City Airport, Connswater Greenway and the bustling Cregagh Road are all within close proximity, with the area benefiting from an excellent range of retail, café and leisure amenities.
- Belfast City Centre is approximately a 10-minute drive away.
- Nearby occupiers include Refresh Property Solutions and ETR Electrical.

DESCRIPTION

- Modern first floor office accommodation extending to approximately 841 sq ft (78.13 sq m).
- Finished to a high standard throughout.
- Aluminium powder-coated double glazed windows.
- Suspended ceilings incorporating recessed lighting.
- Carpeted flooring throughout.
- Gas fired central heating.
- WC facilities.
- Stair lift providing enhanced accessibility.
- Two dedicated on-site car parking spaces.
- Suitable for a variety of office or business uses, subject to any necessary statutory approvals.



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ACCOMMODATION

Description	Sq M	Sq Ft
First Floor Office	78.13	841
Total Net Internal Area	78.13	841

LEASE DETAILS

Term: Negotiable.
Rent: £12,000 per annum.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.
Service Charge: A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: To be confirmed.
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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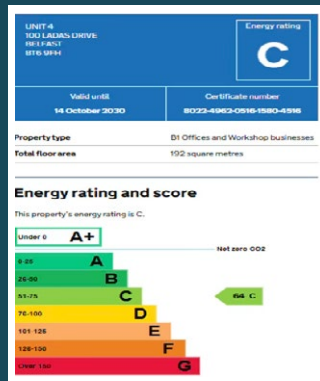
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EPC



CONTACT

For further information or to arrange a viewing contact:

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