



RHM
Commercial

OFFICE

To Let

Ground Floor Office Accommodation
**6C Wildflower Way, Boucher,
Belfast BT12 6TA**

- Modern office building located close to Boucher Road
- Gas-fired central heating
- 14 on-site car parking spaces
- Floor Area: 195.4 sq m (2,103 sq ft)

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
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LOCATION

Wildflower Way is located off Apollo Road, Boucher Road close to the Broadway junction on the M1 motorway, 3 miles from Belfast City Centre. The premises benefit from easy access onto the motorway network via the Broadway Roundabout or Stockmans Lane junctions and are within walking distance of Adelaide railway station.

Occupiers in the vicinity include Cardiac Services, Hospital Services Limited (HSL), Oxygen Care, Graham Facilities Management, Blue Aries, Amari Plastics PLC and McNaughton Blair.

DESCRIPTION

Modern ground floor office accommodation finished to a high standard and benefitting from gas-fired central heating, alarm system, plastered and painted walls, suspended ceilings with recessed fluorescent lighting, carpeted/tiled floors and aluminium frame double glazed windows.

The first floor offices are occupied by Early Years - The Organisation For Young Children.

ACCOMMODATION

The premises comprise boardroom, conference room, library, office, shared canteen, stores, toilet accommodation and shared entrance porch and reception area.

Externally there is a patio area to the rear and car parking to the front.

Ground Floor

195.4 sq m (2,103 sq ft)

14 on-site car spaces.

GROUND FLOOR, 6C WILDFLOWER WAY, BELFAST BT12 6TA



LEASE DETAILS

Term

10 years, subject to 5 yearly rent reviews.

Rent

£26,500 per annum, plus VAT.

Repairs

Full repairing and insuring.

NAV

To be Assessed

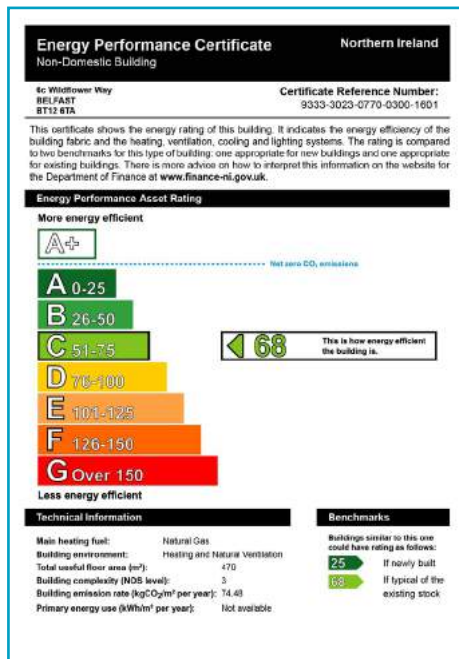
Estimated at £27,700

Estimated Rates Payable

2018/19

£16,698

EPC



VAT

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

VIEWING

By prior appointment with RHM Commercial.

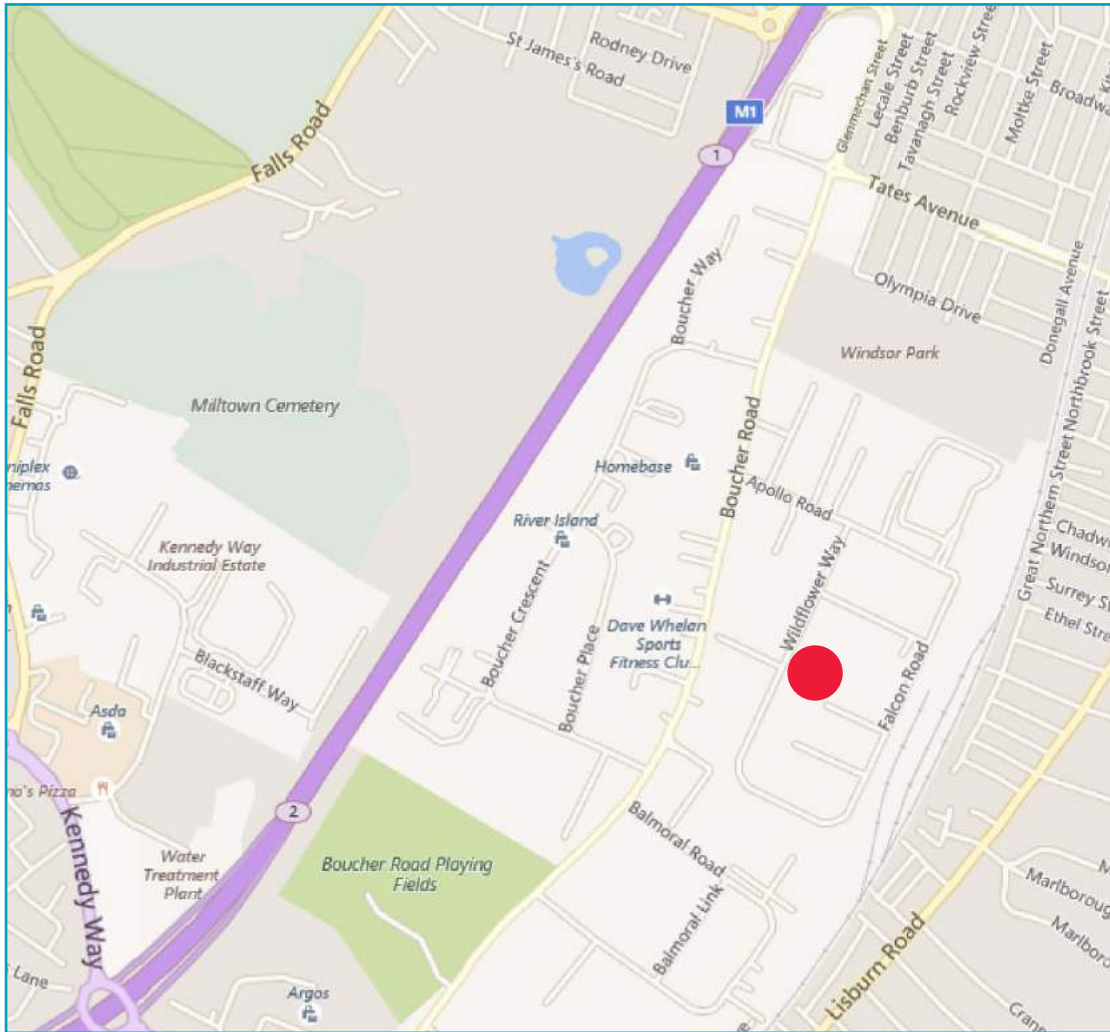
CONTACT

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Ground Floor Office Accommodation 6C Wildflower Way, Belfast



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RHM COMMERCIAL LLP

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