OFFICE SUITE TO LET

Former Met Office, 34/45 British Road, Aldergrove, BT29 4DJ

CBRE NI
PART OF THE AFFILIATE NETWORK

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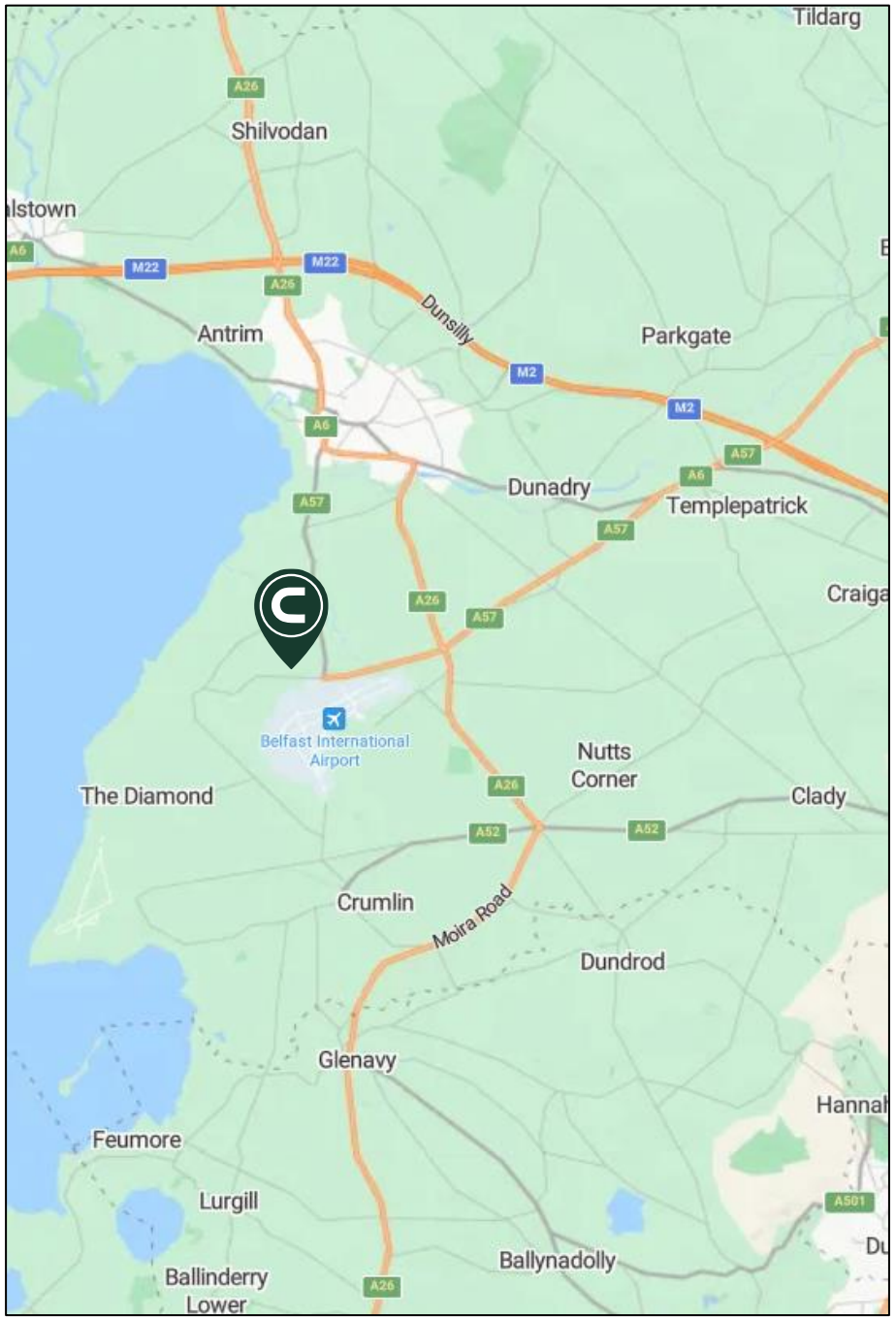
Key Benefits

- Modern self-contained office building
- On site car parking
- Capable of subdivision

Location

The property comprises a standalone office building extending to 4,843 sq ft on a self-contained site, located off British Road, Aldergrove, immediately adjacent to Belfast International Airport, approximately 35 minutes from Belfast City Centre. Direct access to the A57 and convenient links to the M2 Motorway via Junction 5 (Templepatrick) provide excellent connectivity to Belfast, the wider motorway network, and the north and west of the province. The property also benefits from a range of nearby amenities, including the Airport service area, which includes M&S, Burger king, Subway etc



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Description

The building is of single-storey construction, finished to a good specification throughout and benefiting from on-site parking. The accommodation provides a combination of office and storage space, including meeting rooms, training breakout areas, kitchen facilities and a reception area with WC's and a shower room. Internally, the property is finished to include suspended ceilings with recessed lighting, carpet tiled flooring and perimeter trunking. The building would be capable of subdivision subject to requirements.

Lease Details

Rent	Price on application.
Term	Available on a flexible term subject to a minimum of 12 months.
Repairs/ Insurance	Full repairing and insuring basis.
Service Charge	A service charge will be levied to cover the cost of exterior repairs and maintenance to common areas.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £59,600. The rate in the £ for 2026/27 is £0.605291 therefore, the estimated rates payable for 2026/27 is £36,075.

Accommodation

Area		
Ground Floor	4,843 Sq Ft	449 Sq M

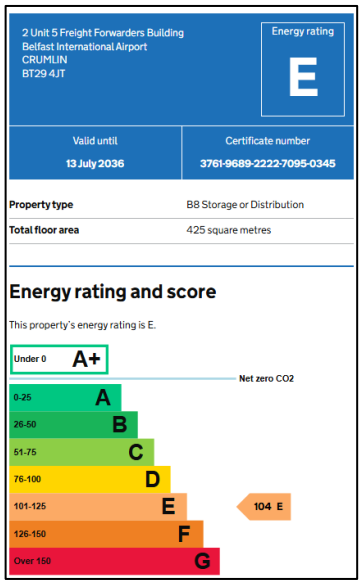
VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

The building has been rated as E-104 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.


2 Unit 5 Freight Forwarders Building
Belfast International Airport
CRUMLIN
BT29 4JT

Energy rating
E

Valid until
13 July 2036

Certificate number
3761-9689-2222-7095-0345

Property type: B8 Storage or Distribution
Total floor area: 425 square metres

Energy rating and score

This property's energy rating is E.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
104 E

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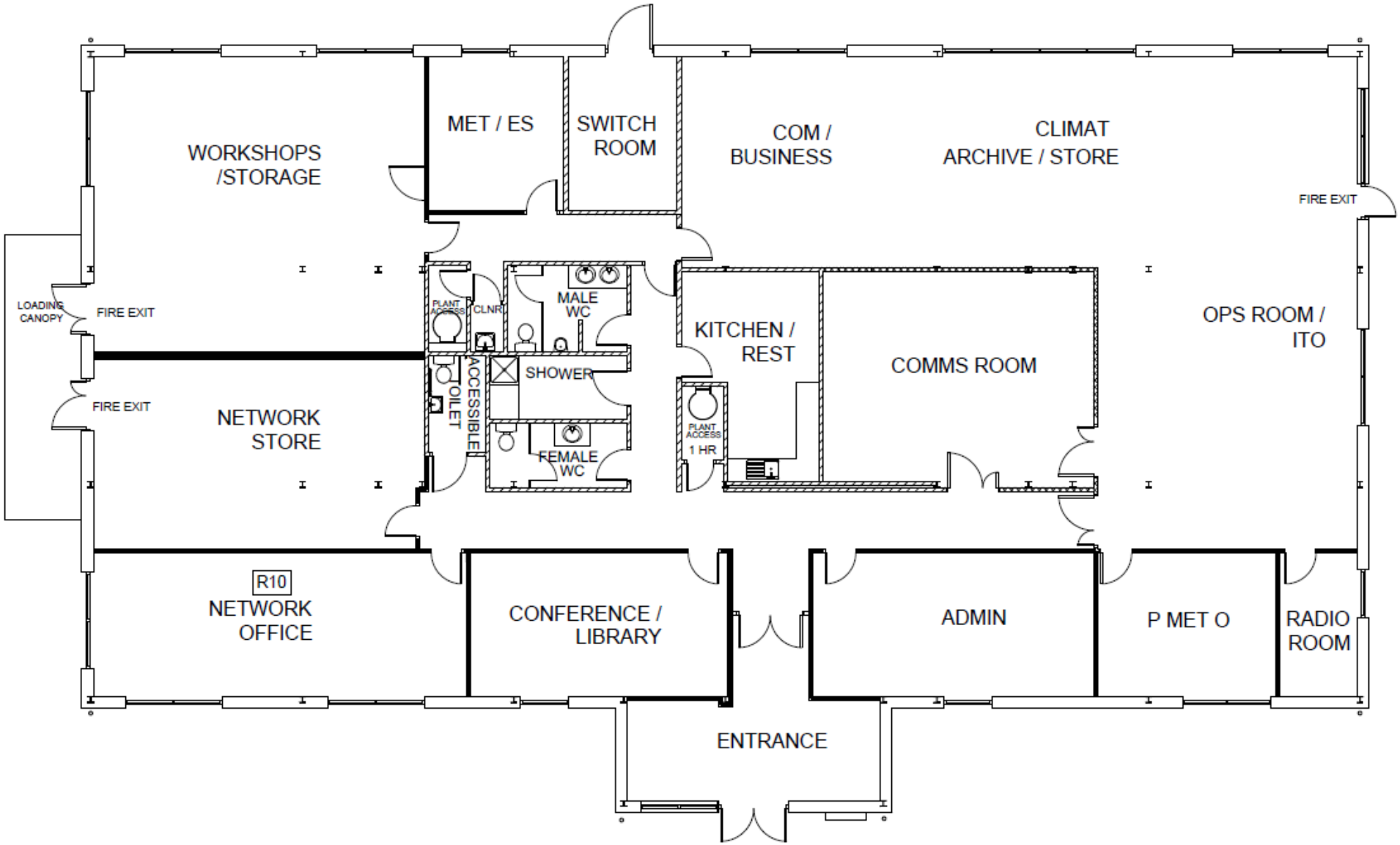
Ground floor plan



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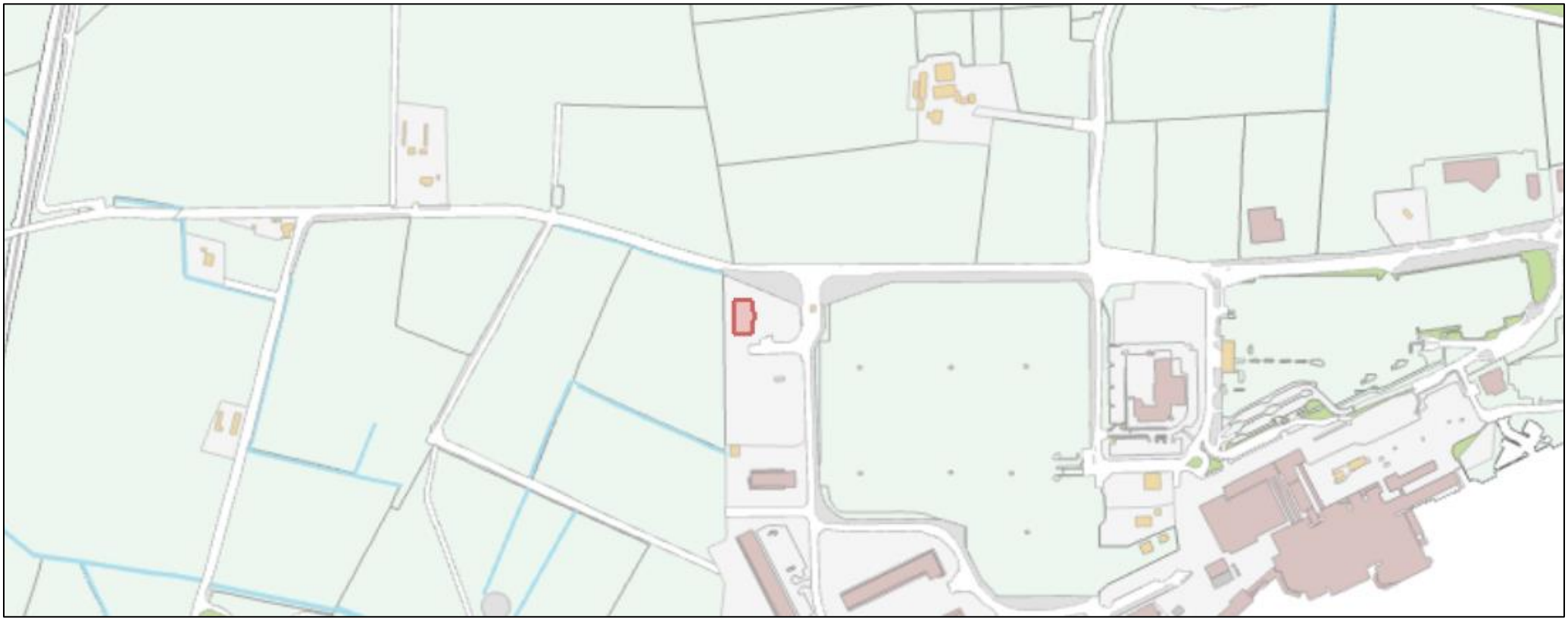

Contact Us

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