

# Serviced Office Space UK

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## Northern Ireland Science Park

### Belfast BT3 9DT



Ideally located, with great access from the M1, M2 and M3, the park is also supported by the Translink Metro Service and its own private bus service, run by Dial-A-Run. Belfast Airport is easily accessible from the park.

This centre is a 56,000 sq ft award-winning two-storey facility opened in 2003 and named at the Irish Property Awards 2004 as 'Northern Ireland's Commercial Development of the Year'. Available in unit multiples of 2,000 sq ft are all-purpose work-spaces adaptable to everything from wet labs to desk-based work. The facility is already let to a mix of indigenous businesses such as XenoSense (operating in the food diagnostics sector), software firm Meridio and inward investors such as Microsoft, which has based its first Northern Ireland office in the centre. Scalable ICT packages are available if required through a HP-Cisco installed and supported VOIP system enabling companies to occupy and commence activity quickly and without capital investment in ICT switches. Low cost Internet and telephony services are available with bulk purchasing across the park yielding benefits for all tenants. The building has total wireless connectivity.

### transport links

|                      |                                  |
|----------------------|----------------------------------|
| <b>Underground</b>   | SUBWAY Belfast                   |
| <b>Train Station</b> | SUBWAY Belfast                   |
| <b>Road Link</b>     | N/A                              |
| <b>Airport</b>       | George Best Belfast City Airport |

### Coworking Spaces

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- **Price** : Â£166 pcm
- **Min Price** : Â£166 pcm
- **Total Size** : 10 wkstns