



Modern Office Premises

Property Highlights

- Purpose built office building in this desirable south Belfast location, close to Queens University and within easy reach of the City Centre.
- Extending to approximately 1,497 sq.ft. (139.10 sq.m).
- No VAT payable on the rent.

For more information, please contact:

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Location

The property is situated in this desirable south Belfast location in close proximity to Queens University and within easy reach of the City Centre approximately 1.0 mile away, whilst Botanic Train Station is a short walk away.

The immediate area is characterised by a mix of professional, educational, charitable and residential occupiers whilst it is well served by local amenities such as convenience stores, coffee shops, restaurants and bars.

Description

The property comprises a three storey purpose built office building, finished to include plastered/painted walls, carpeted floors, suspended ceilings with recessed LED lighting at ground & 1st floor, plastered ceilings with surface mounted lighting at 2nd floor, perimeter trunking & double glazed windows.

There are kitchen facilities at ground floor whilst wc facilities are provided at 1st & 2nd floor level.

Accommodation

The property provides the following approx. internal areas:

Description	Sq Ft	Sq M
Ground Floor	516.78	48.01
First Floor	493.64	45.86
Second Floor	486.86	45.23
Total	1,497.28	139.10

N.B. The landlord may give consideration to letting on a floor-by-floor basis. Please contact agent to discuss.

Lease Details

Term	By negotiation.
Rent	£16,000 per annum exclusive.
Repairs	Full Repairing terms.
Insurance	Tenant to reimburse the landlord the cost of the building insurance premium.

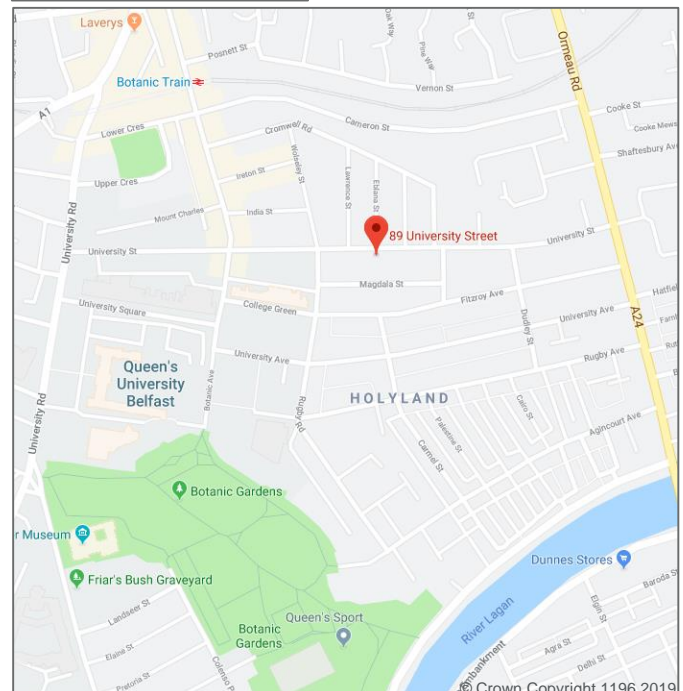
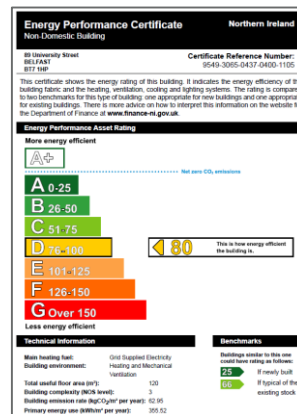
NAV

We are advised by Land & Property Services that the NAV is £14,100 resulting in rates payable of approx. £8,659 based on rate in £ of 0.614135 (2019/2020).

VAT

We are advised that the property is not elected for VAT. Therefore VAT will not be payable on the rent.

EPC



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