

TO LET

Ground Floor, Unit 4 College House,
Citylink Business Park, Belfast



Modern Office Accommodation

Property Highlights

- Extending to approximately 956 sq. ft. (89 sq. m).
- 2 Designated Car Parking Spaces.
- Ready for Immediate Occupation.

For more information, please contact:

Michael Gilmore
028 9023 3455
michael.gilmore@cushwake-ni.com

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

cushmanwakefield-ni.com

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Location

Citylink Business Park is situated Off Durham Street and Grosvenor Road offering convenient access to Belfast City Centre and the Westlink/M1 Motorway. The property is a 5 minute walk from Belfast City Centre and Great Victoria Street Rail and Bus Station.

Description

The property comprises a modern mid terrace office building finished to a high specification to include feature wood panelling to the front elevation and double glazed windows.

Fully fitted to include carpeted floors, plastered and painted walls, suspended ceilings with recessed fluorescent lighting, air-con, gas fired central heating and alarm system.

The premises benefits from communal male/female & DDA compliant wc facilities.

There are also 2 no. car parking spaces and on-site security during normal business hours.

Accommodation

Premises provides the following approx. Net Internal Area:

| Description | Sq Ft | Sq M |
|---------------|-------|------|
| Ground Floor: | 958 | 89 |

Lease Details

| | |
|-----------------------|--|
| Term | By negotiation. |
| Rent | £13,000 per annum exclusive |
| Repairs | Tenant responsible for internal repairs with external repairs via a service charge. |
| Service Charge | Levied to cover external repairs, maintenance & management of the common parts of the building and estate. |
| Insurance | Tenant to pay a fair proportion of the buildings insurance premium. |

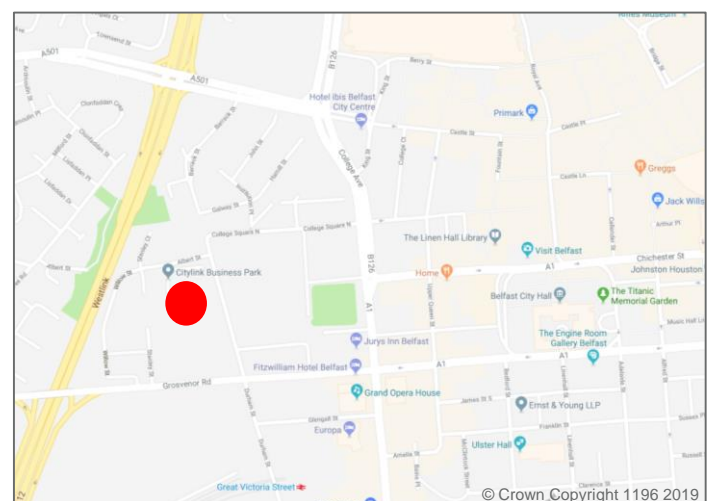
NAV

We are advised by the Land & Property Service that the NAV of the property is £10,700 resulting in rates payable of c. £6,571 based on the current rate in the £ of 0.614135 (2019/2020).

VAT

All prices and figures quoted are exclusive of VAT which may be chargeable at the prevailing rate.

EPC



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