



To Let Superb First Floor Office Premises

The Lesley Building, 343-353 Lisburn Road, Belfast BT9 7EP



McKIBBIN
COMMERCIAL

028 90 500 100

DESCRIPTION

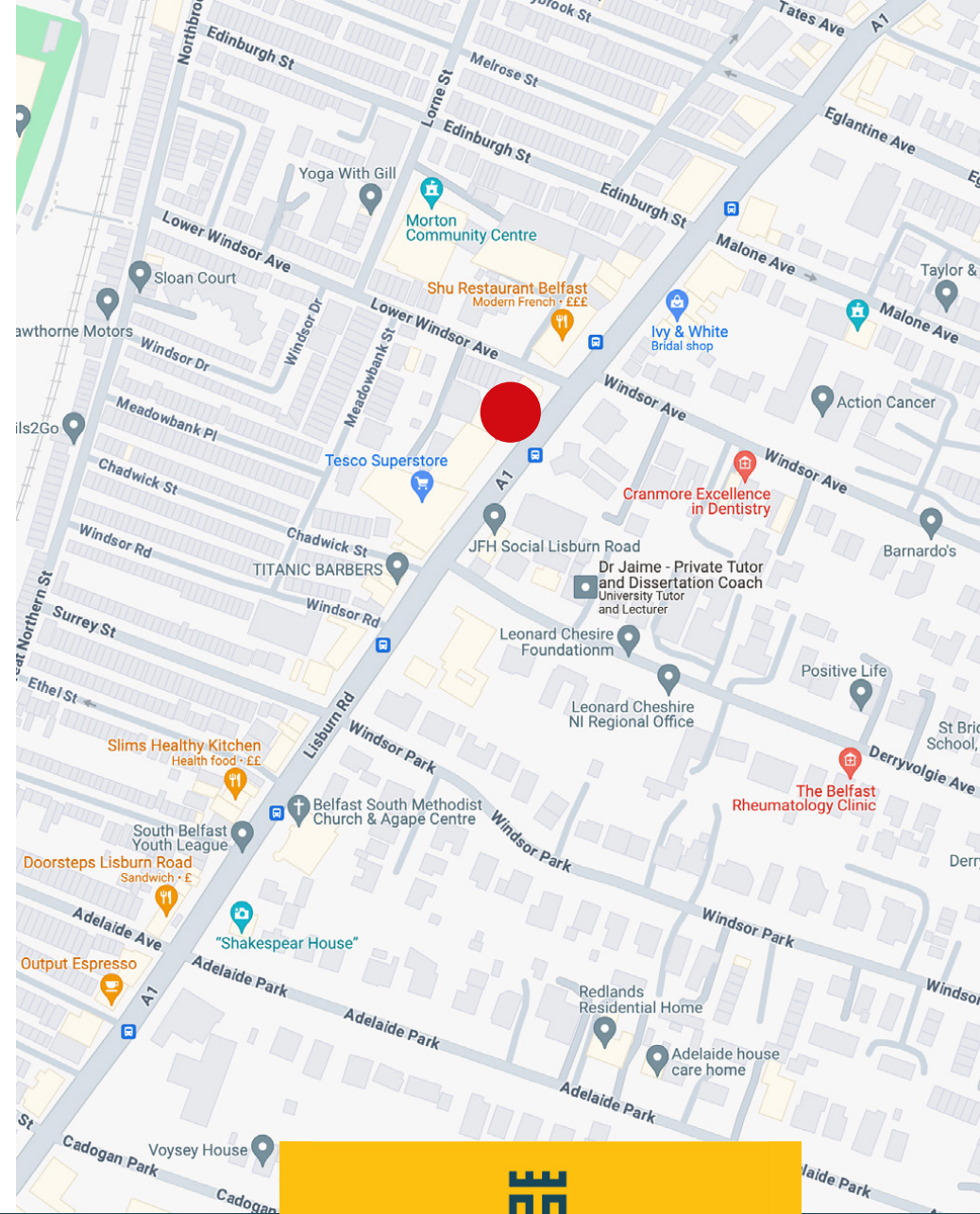
- The suite is finished to a high standard, featuring a distinguished ground-floor entrance with a passenger lift leading to a spacious foyer on the first floor. Inside, the office suite boasts smooth plastered and painted walls, a suspended ceiling with recessed fluorescent lighting, and ample natural light from the double-glazed, floor-to-ceiling windows.
- Secure parking is available (by way of separate licence), in the basement of Lesley House, with additional layby parking located at the front of the building.

LOCATION

- The subject property occupies a prime location on the Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre, with a high volume of passing vehicular and pedestrian traffic.
- Occupiers include French Village, Eircom, Cordia Serviced Apartments, Tesco's, Savers and Shu Restaurant..

ACCOMMODATION

Description	Sq M	Sq Ft
First Floor	89.68	965
WC		



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LEASE DETAILS

Term: Negotiable.
Rent: £14,500 per annum, exclusive.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium to the Landlord. Estimated to be £250 per annum, exclusive.
Service Charge: Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be £2,950 per annum, exclusive.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £8,550

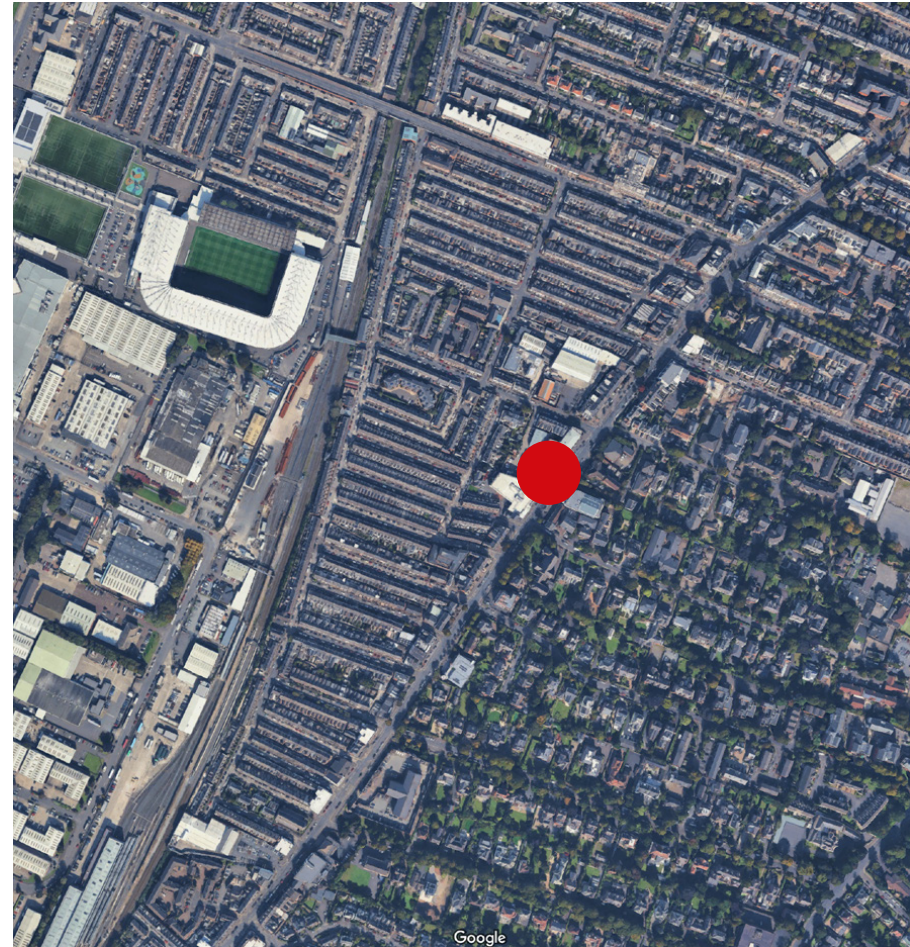
Rate in £ 2024/25 = 0.599362

Therefore Rates Payable 2024/25 = £5,125

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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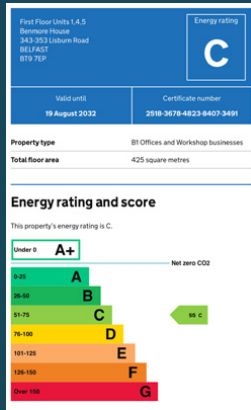
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EPC



CONTACT

For further information or to arrange a viewing contact:

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