

# Studio F - The Carnegie Building, 121 Donegall Road, Belfast, BT12 5JL

## To Let

Attractive "Own Door" self-contained office suite of approximately 1,205 sq ft with on-site car parking - available by way of separate licence agreement. Landmark Building in accessible city location.



Lambert  
Smith  
Hampton



## Location

This prestigious listed landmark building is prominently situated on Donegall Road which provides access to the Belfast City Hospital and City Hospital railway station situated opposite the building. Belfast City Centre, Westlink and Motorways are easily accessible. Queen's University, Lisburn Road and Shaftsbury Square are all within walking distance.

## Description

The Carnegie Library was gifted by Andrew Carnegie to Belfast City Corporation in 1908 as a place of public learning. This property has many original period features including panelled and corniced ceilings and cast iron columns as it is a Grade B+ listed building. The lower, ground and first floor offices share a communal foyer with secure buzzer access.

Studio F comprises of a self contained unit at lower ground level totalling 1,205 sq ft. The unit benefits from ancillary meeting / office rooms with WC and kitchen facilities. Studio F is finished to include porcelain tiled flooring with underfloor heating, fluorescent strip lighting, perimeter trunking along with original features to include exposed red brick walls and large windows which allow the space to benefit from natural light. The unit also benefits from direct own door access via Roseland Place.

## Schedule of Accommodation

	Sq Ft	Sq M
Studio F	1,205	95.22

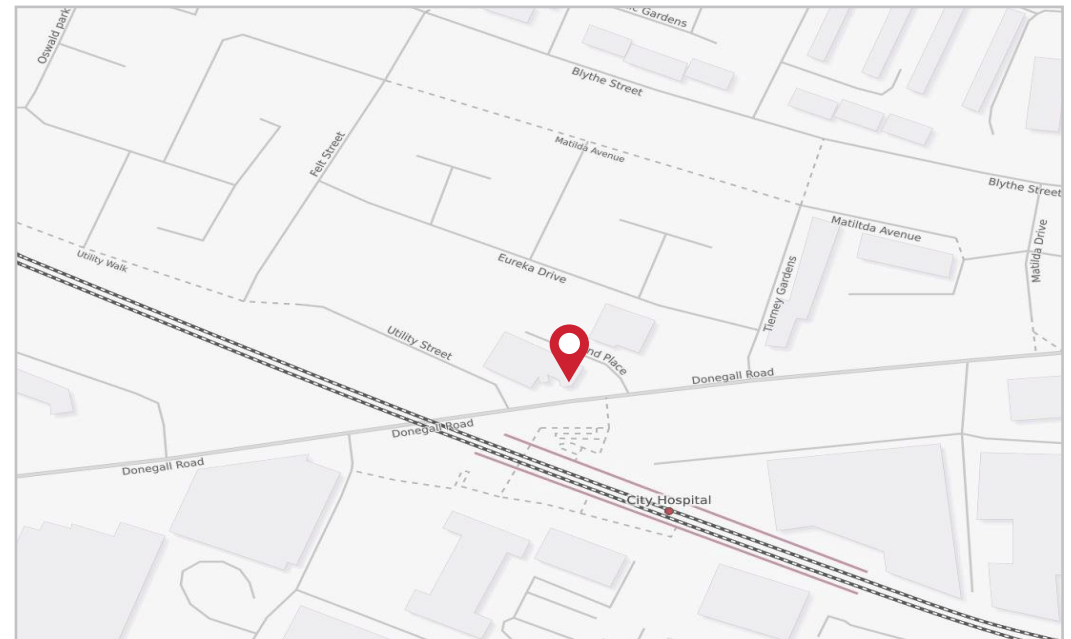
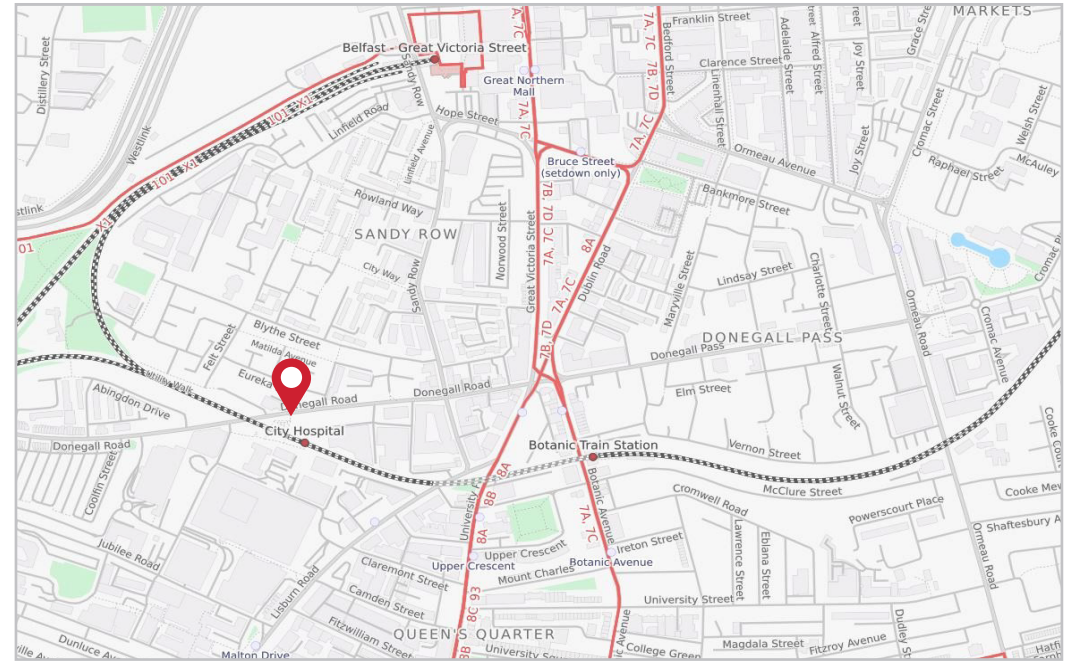
## Lease Details

Term - By negotiation.

Rent - Price on application.

Insurance - Each tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium of the building. Currently estimated at £0.72 psf.

Service Charge - A service charge will be levied to cover the cost of the upkeep of the common areas and the heating of the studios. Currently estimated at £6.32 psf.



For Indicative Purposes Only



## Studio F







## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £7,550.00

Rate in £ 24/25: £0.599362

Rates Payable (if applicable): £4,525.18

## Energy Performance Certificate

The property benefits from an EPC rating of D80 and the Energy Performance Certificate is available upon request.

## Value Added Tax

We have been advised that the property has been elected for VAT and therefore VAT will be charged in addition to costs quoted in this brochure.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
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