



**Instinctive
Excellence
in Property.**

For Sale/To Let

**Modern Office Premises
1,308 sq ft (1211.62 sq m)**

128a Eglantine Avenue
Belfast
BT9 6EU

OFFICE



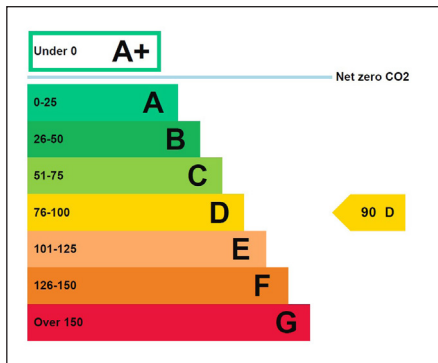
For Sale/To Let

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1,308 sq ft (1211.62 sq m)

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OFFICE

EPC



Location

The premises are located on Eglantine Avenue, which is just off the Malone Road, one of the main arterial routes to and from Belfast city centre.

The area has seen active investment in recent years with local occupiers including The Post House, Botanic Inn, Terrace Coffee House and many other residential and commercial developments.

Description

The subject property comprises a first and second floor modern office which is finished to a good standard throughout. The internal specification includes carpeted floors, painted/ plastered walls, suspending ceiling with incorporated fluorescent lighting and WC / kitchen facilities.

The premise also benefits from secured car parking for approximately 3 cars with an electric roller shutter.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	803	74.66
Second Floor	505	46.96
Total Net Internal Area	1,308	121.62

Lease Details

Term: Negotiable
Rental: £20,000 per annum exclusive

Sale Price

Price on application.

Rates

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

Net Annual Value: £16,100
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £9,649.72

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

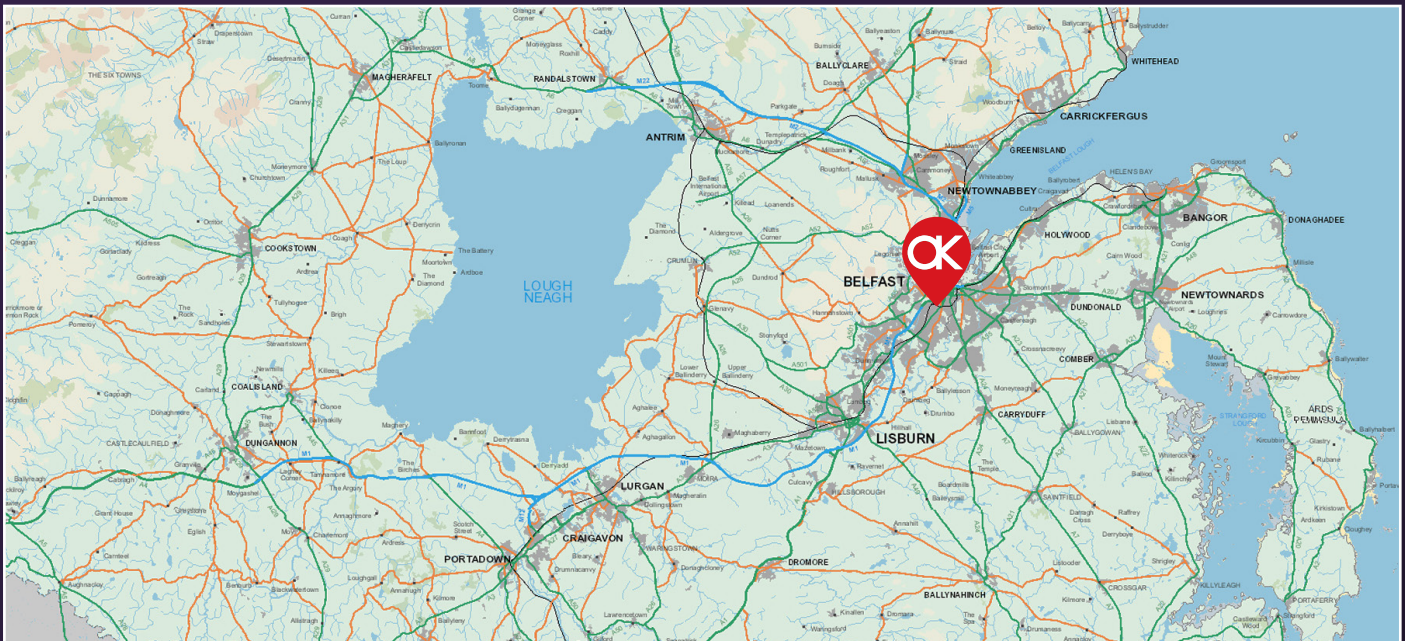
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.