

TO LET – OFFICE UNIT

Unit 1, Ground Floor, Belmont Office Park, 232-240 Belmont Road, Belfast, BT4 2AW

CBRE NI

PART OF THE AFFILIATE NETWORK



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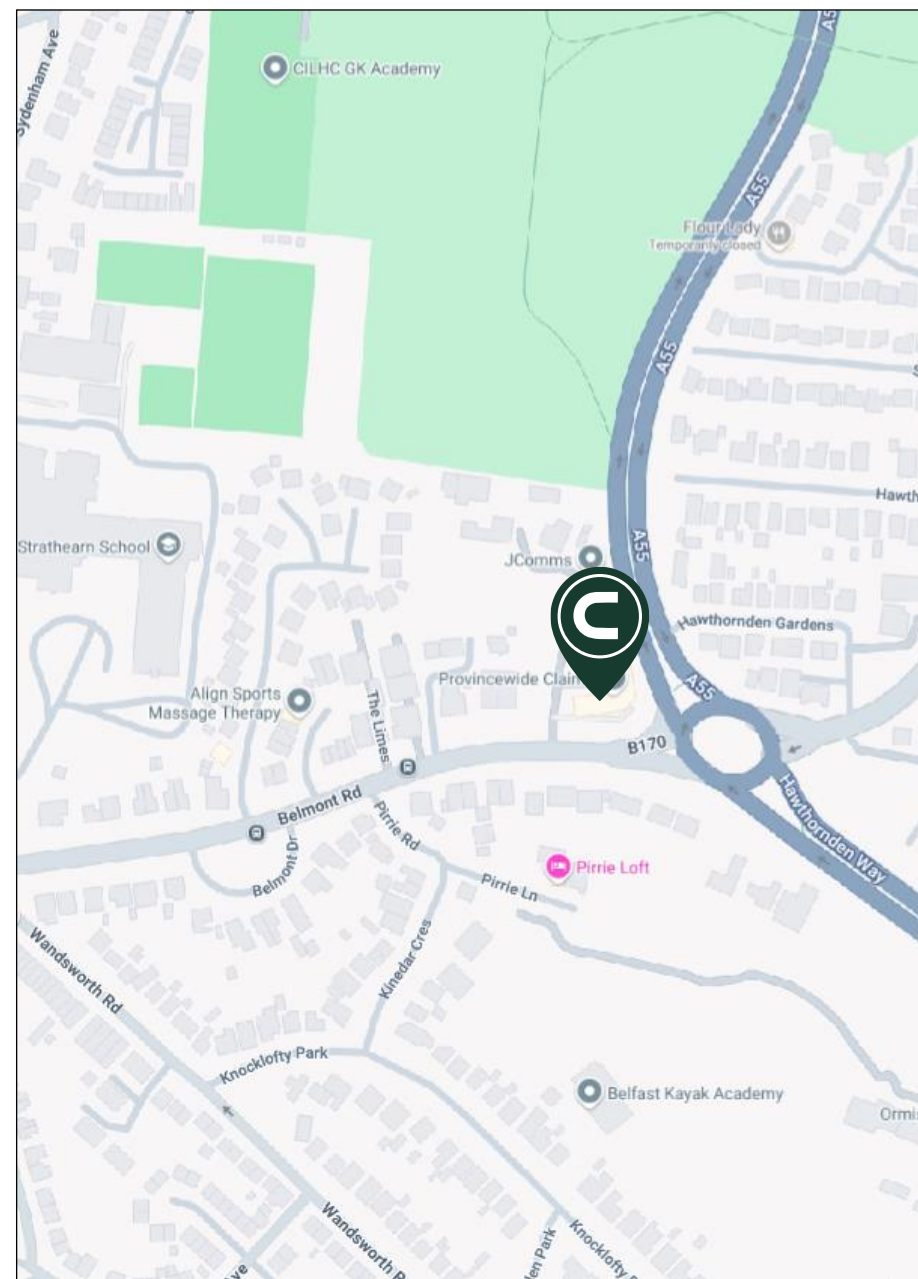
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Key Benefits

- Office unit extending to approximately 1,184 sq ft
- Property is located 3.6 miles from Belfast city centre
- On-site car parking
- Property fitted out to a high standard.

Location

The subject property is located on the Belmont Road in East Belfast, and is situated within Belmont Office Park. The location provides an ease of access to Greater Belfast, approximately 3.6 miles from the City Centre and approximately 0.6 miles from the Upper Newtownards Road. George Best City airport is located approximately 2.3 miles away.



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Description

The property is fitted out to a high standard and consists of a reception area/open office with 4 no. private offices, a kitchen and WCs. Finishes include wood flooring in the reception area and carpeted flooring in private offices with suspended ceilings, LED lighting and plastered and painted walls.

Tenure

Rent	£16,000 per annum
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

VAT

All prices are quoted exclusive of VAT, which may be payable.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £8,950. Therefore, the estimated rates payable for 2025/26 is £5,608.

**Property is eligible for the 20% Small Business Rates Relief scheme.*

Accommodation

Area		
Ground Floor	110 Sq M	1,184 Sq Ft

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C – 70 under EPC regulations.

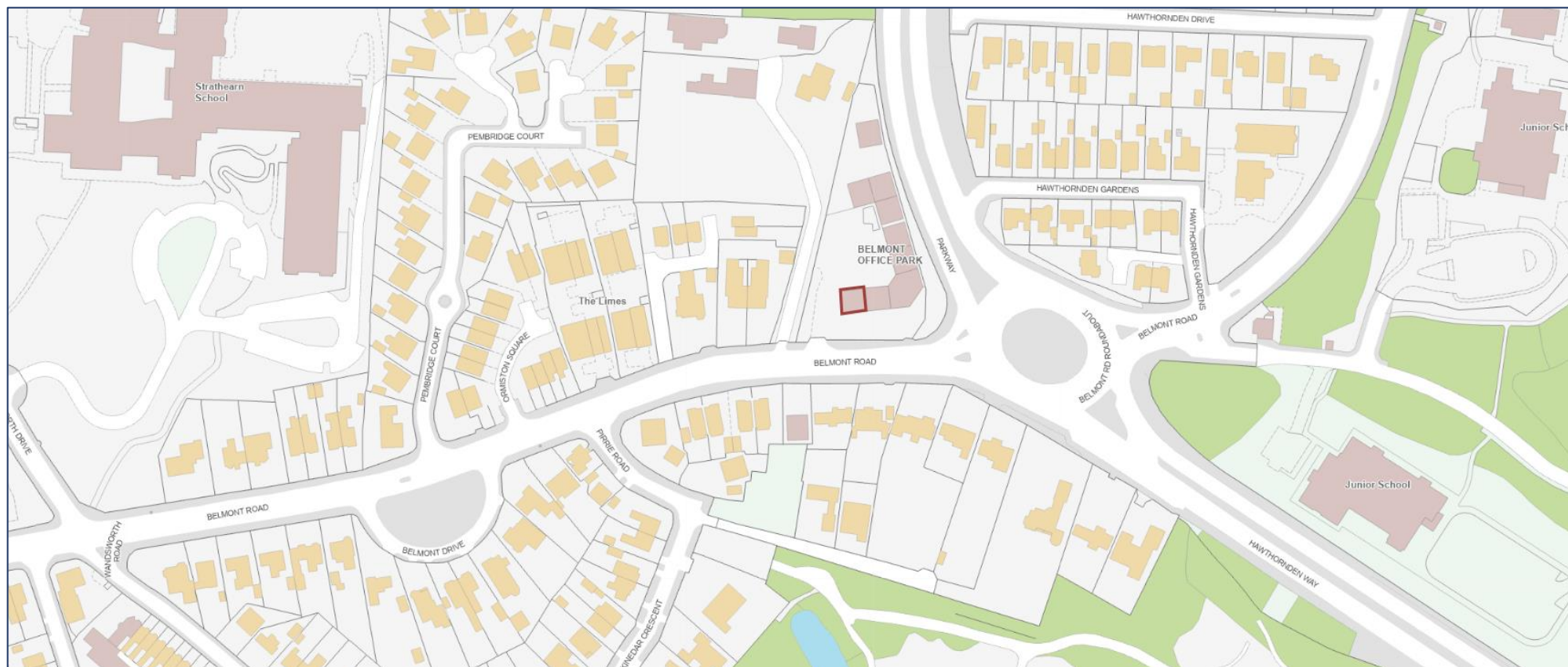
A copy of the EPC Certificates are available above and can be made available on request.



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Contact Us

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