



# TO LET

551-555 Lisburn Road, Belfast BT9 7GQ

First and Second Floor Office Space Available to let

Rent Per Unit: £10,000 per annum





## Executive Summary

- Two well finished Office space's from c.1,100 sqft to c.1,187 sqft.
- Prominent location on Lisburn Road
- Office Suite 1 available for occupation immediately and Office Suite 2 available from July 2025.
- Rent: £10,000 per annum exclusive

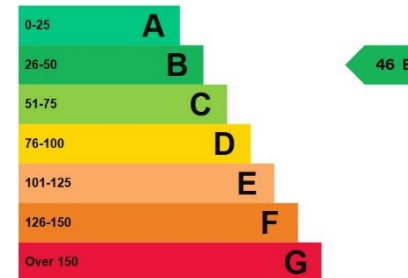
### LOCATION

The Lisburn Road is one of the city's most vibrant areas, and has a wide range of cafes, restaurants and other businesses making it one of Belfast's most desirable suburban commercial locations. Located in the South of the city, it is a key route connecting Belfast with the Southern outskirts including areas such as Lisburn, Finaghy and Dunmurry.

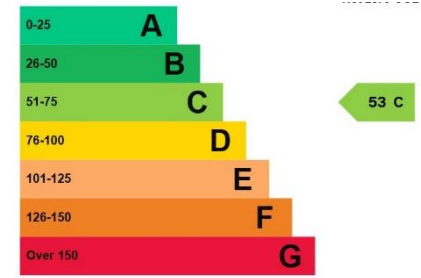
The subject office space occupies a prominent position on the Lisburn Road, with units available on both the first and second floor above Café Mauds. The location of the building and size of the units makes the office suitable for a variety of businesses. The building is directly opposite Drumglass Park and the surrounding area consists of a mixture of convenience retailers and various local restaurants, bars, boutiques, and offices along with residential properties.

Non-domestic occupiers within the immediate vicinity include Pizza Express, Spoon Street and The Chelsea Bar.

### Office Suite 1 EPC



### Office Suite 2 EPC



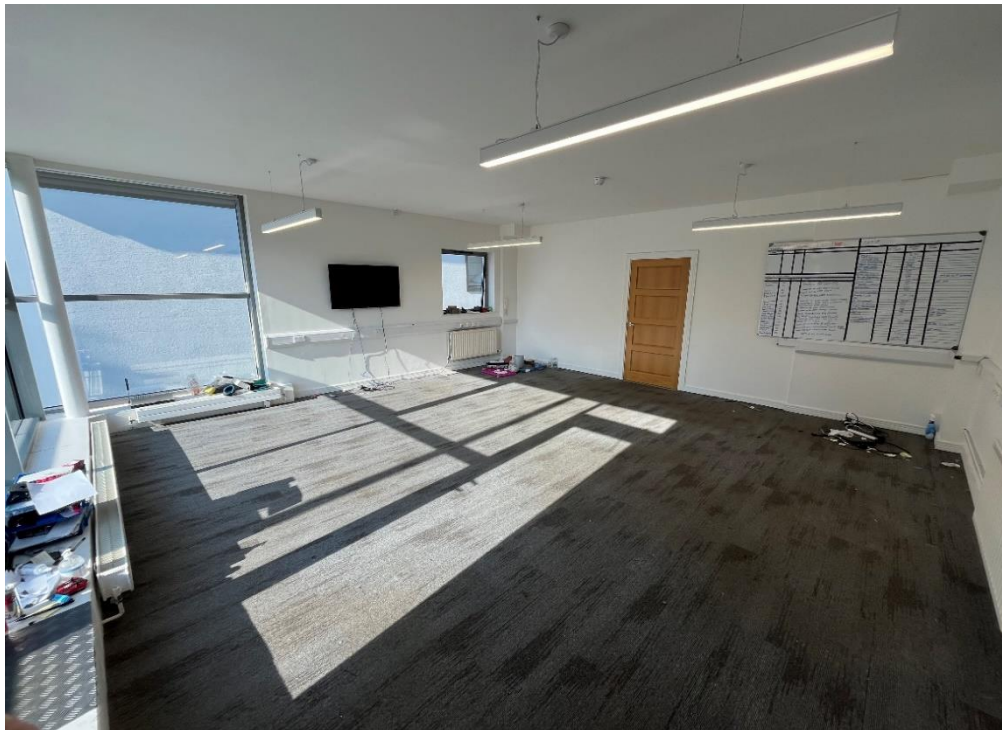
# Office Suite 1

## Details

- Located on the first floor
- c. 1,100 sqft.
- Rent - £10,000 per annum exc VAT
- Service Charge YE Oct 25 - £4,019.56 per annum exc Vat

## Comprising

- Reception area
- Open plan office leading to balcony
- Separate meeting room
- Fully fitted kitchen and sitting area
- WC and lift access from the rear





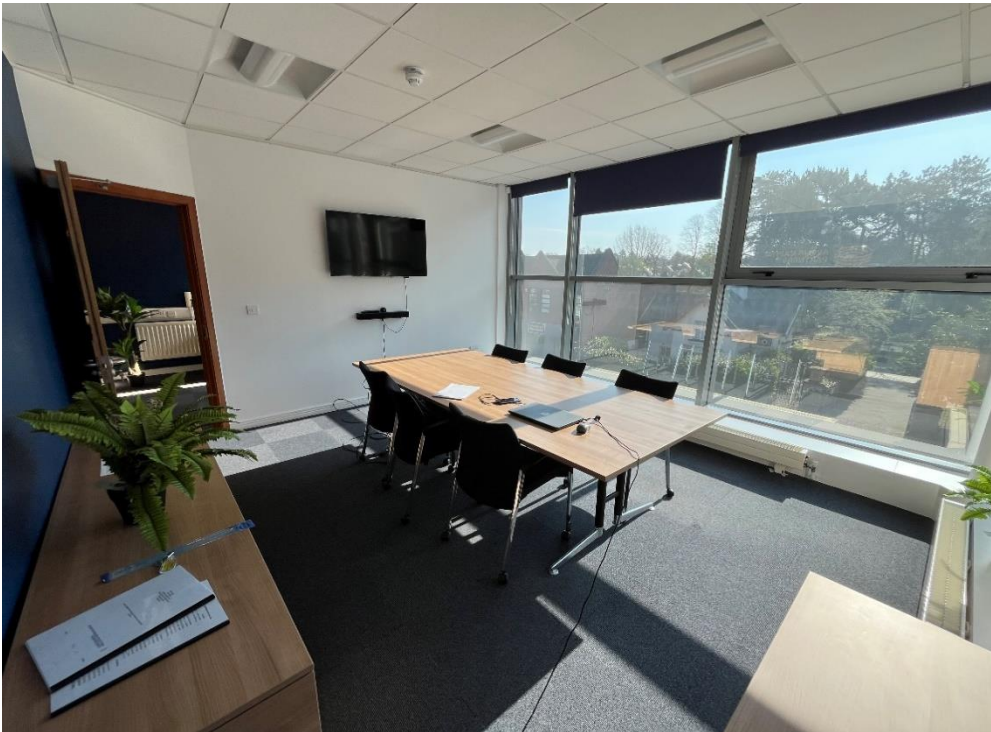
# Office Suite 2

## Details

- Located on the second floor
- c. 1,187 sqft.
- Rent - £10,000 per annum exc VAT
- Service Charge YE Oct 25 - £4,336.79 per annum exc Vat

## Comprising

- Reception area
- Meeting Room
- Three individual offices
- Fully fitted kitchen and sitting area
- WC and lift access from the rear



## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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