



**To Let High Specification Office Suites**  
2-3 Lower Crescent, Belfast BT7 1NR



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COMMERCIAL

**028 90 500 100**



## SUMMARY

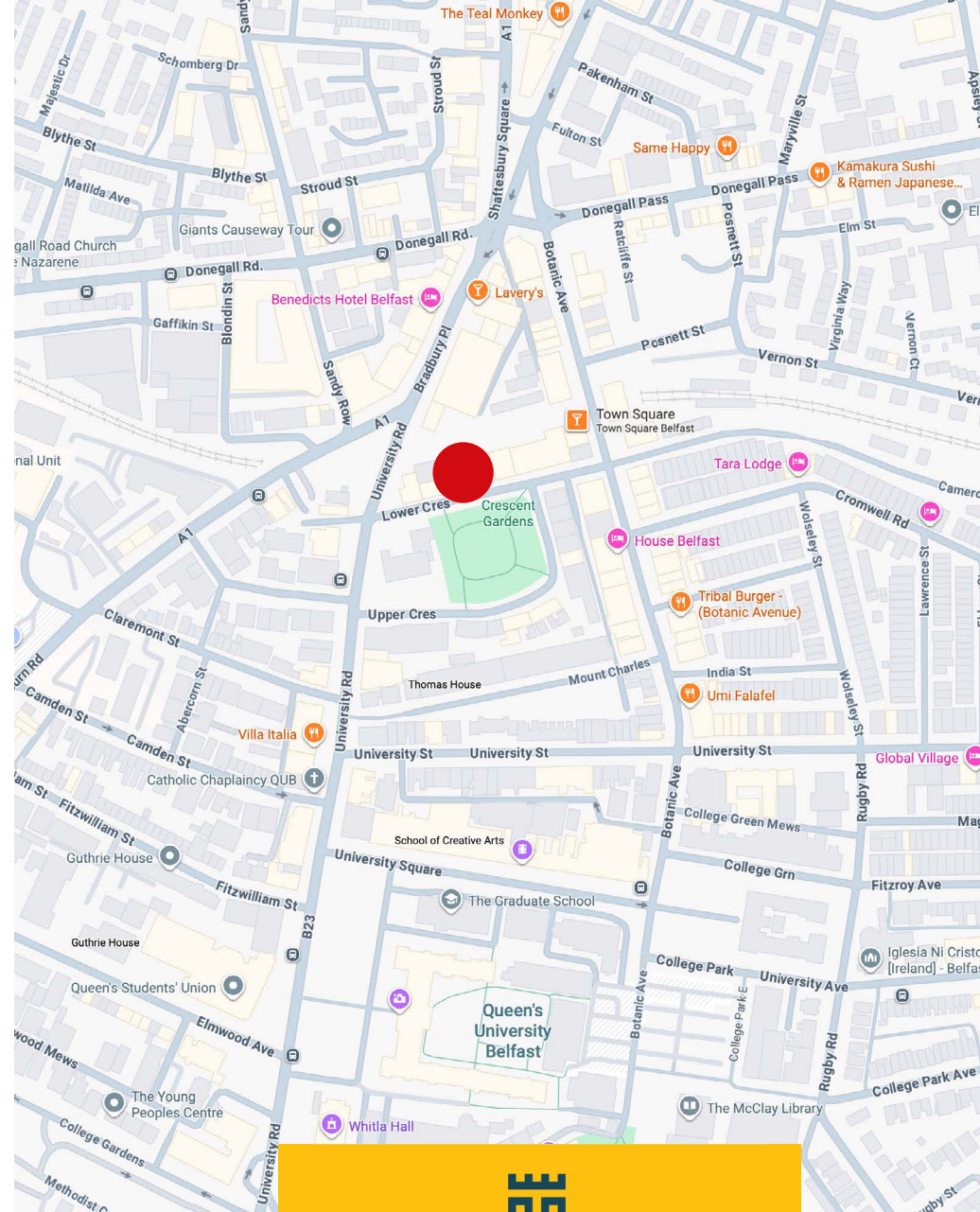
- High specification office accommodation
- Prominent location off University Road in Belfast's Queen's Quarter
- Excellent transport links and city centre amenities nearby
- Suites available from approximately 612 sq ft – 778 sq ft

## DESCRIPTION

- 2–3 Lower Crescent comprises an attractive period-style office building providing modern, high specification accommodation across three floors.
- The property has been refurbished to include a mix of open-plan and cellular office layouts, benefiting from suspended ceilings with recessed lighting, carpeted floors and gas-fired central heating.
- The building offers an inviting entrance lobby with access to upper floors via a central staircase, and includes dedicated kitchen and WC facilities on each level.
- Given its central location and high-quality finish, the accommodation is ideally suited for a range of professional office occupiers such as legal, consultancy, or media firms.

## LOCATION

- The property is situated on Lower Crescent, just off University Road, within Belfast's sought-after Queen's Quarter.
- This is a vibrant and well-established business and academic district, positioned approximately 0.5 miles south of Belfast City Centre and adjacent to Queen's University Belfast.
- The area benefits from excellent connectivity, with Botanic Train Station less than a 5-minute walk away, and numerous Metro bus routes serving University Road and Botanic Avenue.
- Nearby amenities include a wide range of cafés, restaurants, and services along Botanic Avenue and Lisburn Road, creating a lively and convenient environment for occupiers and visitors alike.



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## ACCOMMODATION

Office Building 2 - With spacious entrance foyer, lift and staircase.

| Floor  | Description | Sq M  | Sq Ft |
|--------|-------------|-------|-------|
| First  | Unit 2      | 65.31 | 703   |
| First  | Unit 4      | 71.72 | 772   |
| Second | Unit 5      | 72.28 | 778   |
| Second | Unit 6      | 56.86 | 612   |

## LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years

Rent: Unit 2 £8,750 per annum

Unit 4 £12,000 per annum

Unit 5 £9,750 per annum

Unit 6 £7,650 per annum

Rent Reviews: 5 yearly rent reviews

Repairs & Insurance: The tenants will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlords.

Service Charge: Levied to cover a fair proportion of the cost of external repairs, maintenance and cleaning of communal areas, management fees and any other reasonable outgoings of the Landlord.

## RATES

To be re assessed.

## VAT

All price, outgoings and rentals will be subject to VAT.



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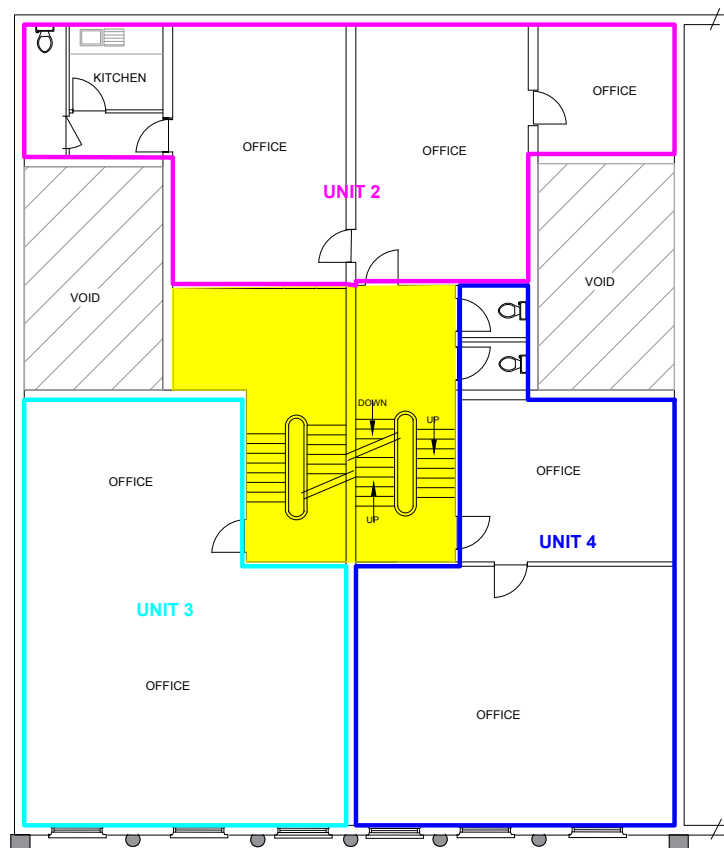
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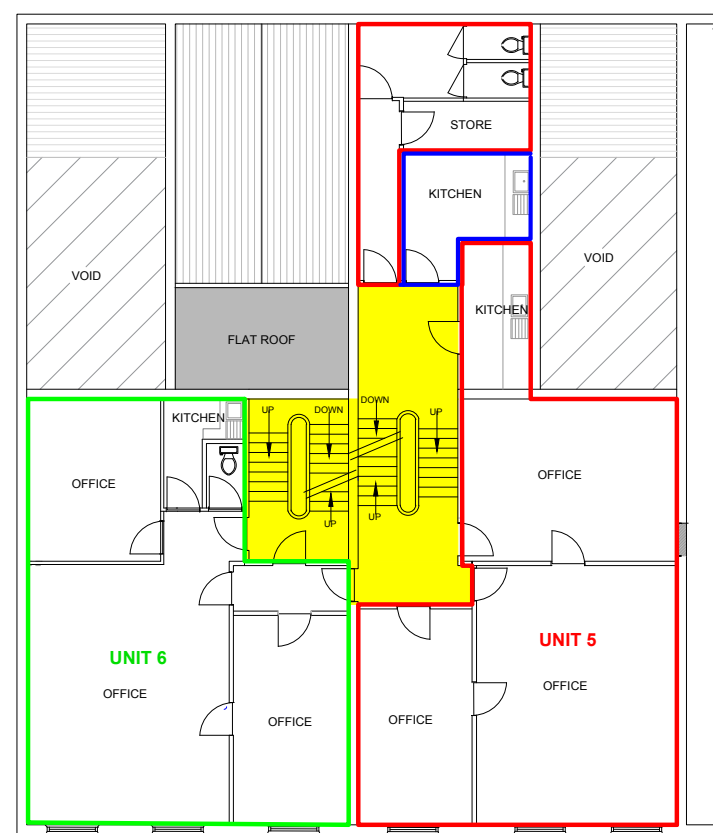


## FLOOR PLANS

Not To Scale. For indicative purposes only.



First Floor



Second Floor

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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

**Michael Hopkins**

[mph@mckibbin.co.uk](mailto:mph@mckibbin.co.uk)

**Ben Escott**

[be@mckibbin.co.uk](mailto:be@mckibbin.co.uk)

**McKibbin Commercial Property Consultants**

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

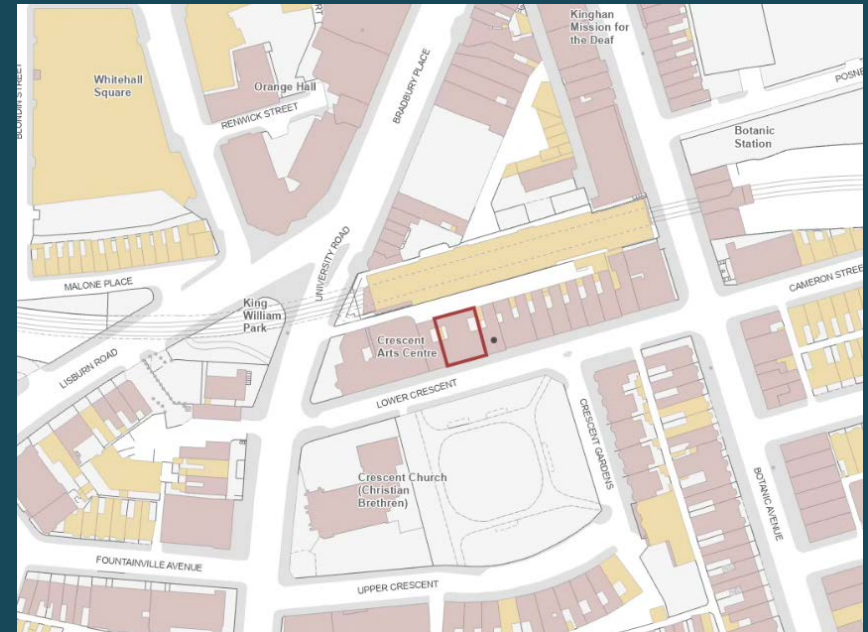
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[property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

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