



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



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COMMERCIAL

028 90 500 100

SUMMARY

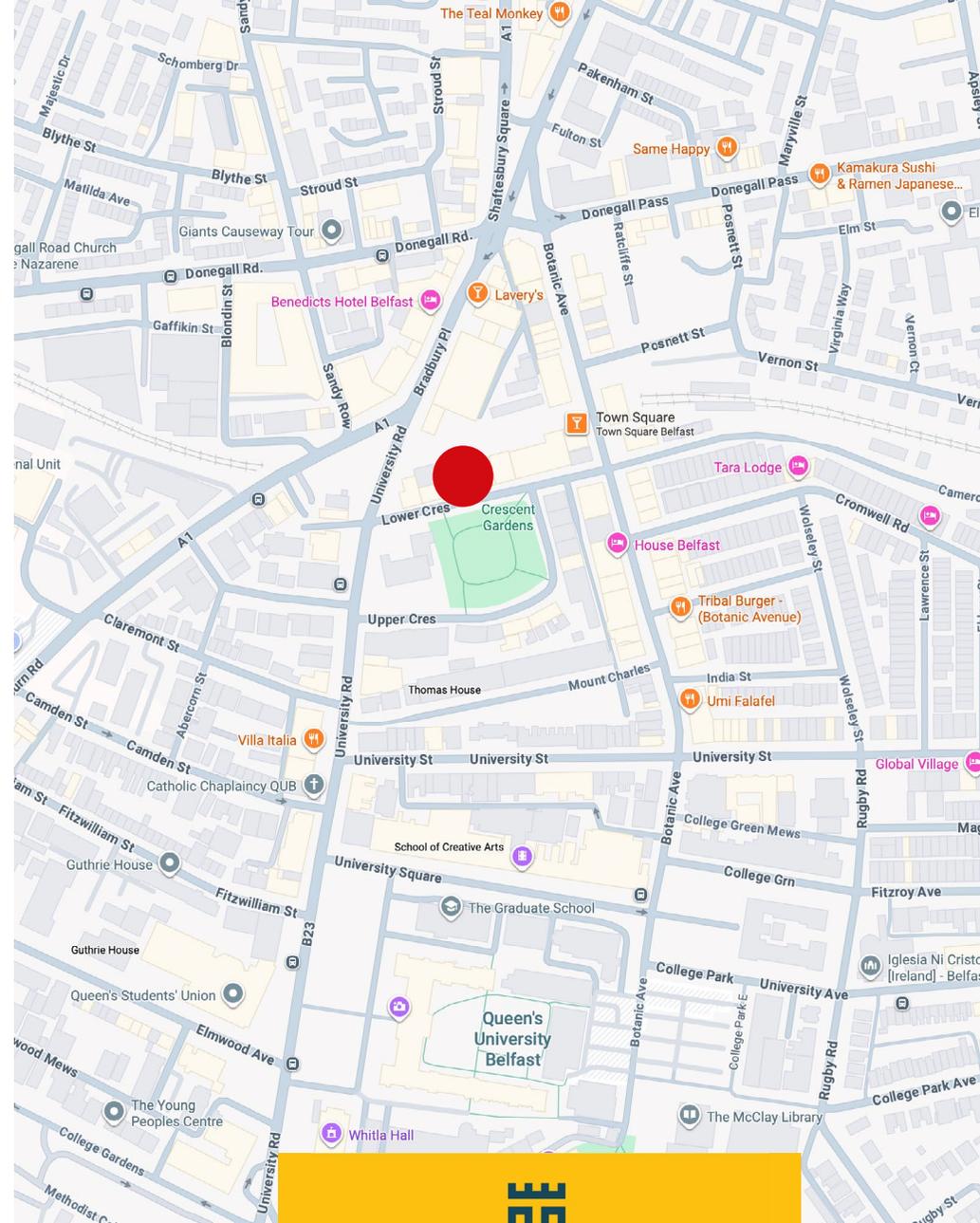
- High specification office accommodation
- Prominent location off University Road in Belfast's Queen's Quarter
- Excellent transport links and city centre amenities nearby
- Suites available from approximately 612 sq ft – 778 sq ft

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		LET
First	Unit 4		LET
Second	Unit 5	72.28	778
Second	Unit 6		LET

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years
Rent:	Unit 5 £9,750 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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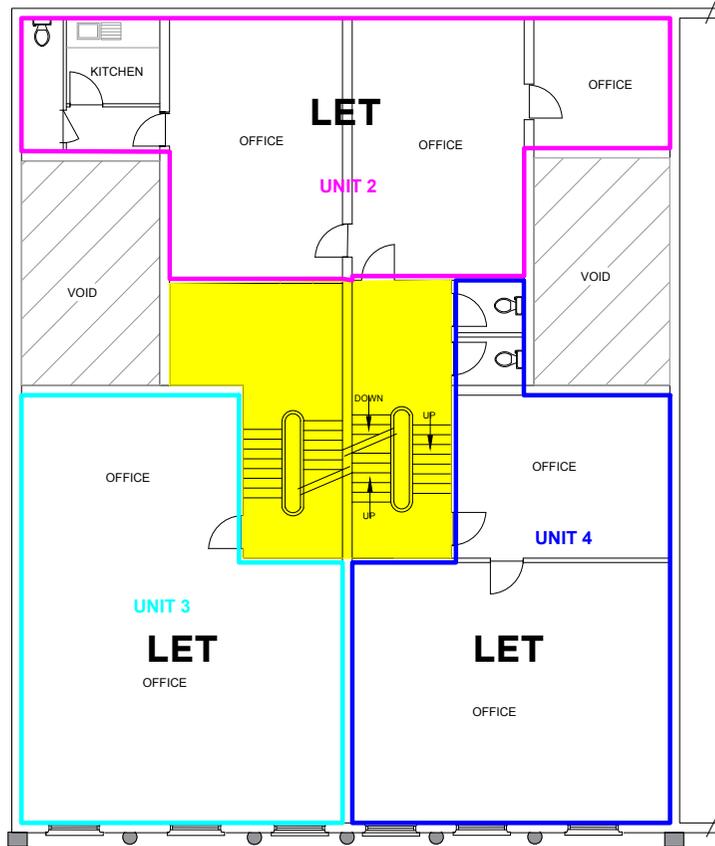


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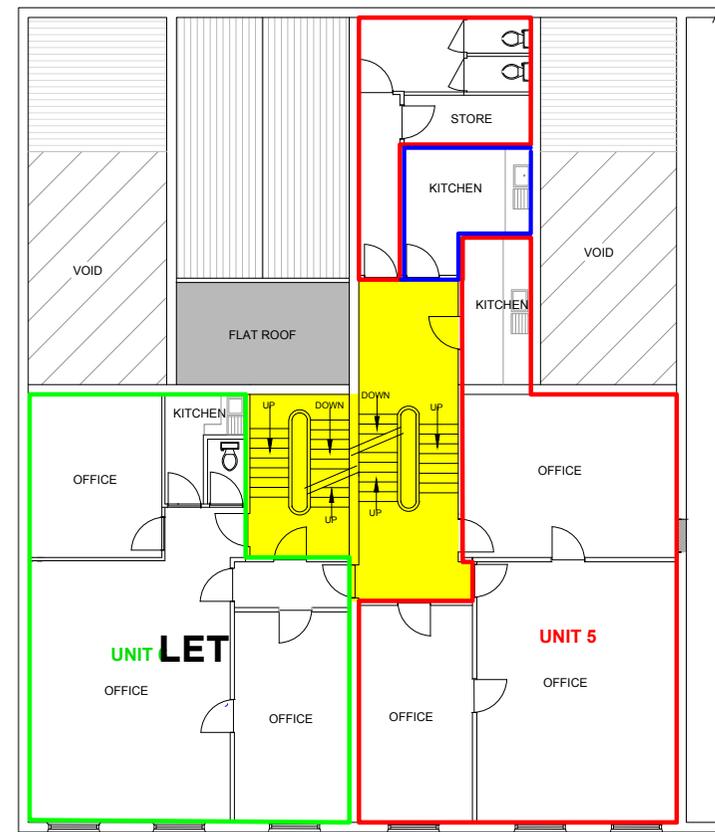
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FLOOR PLANS

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

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

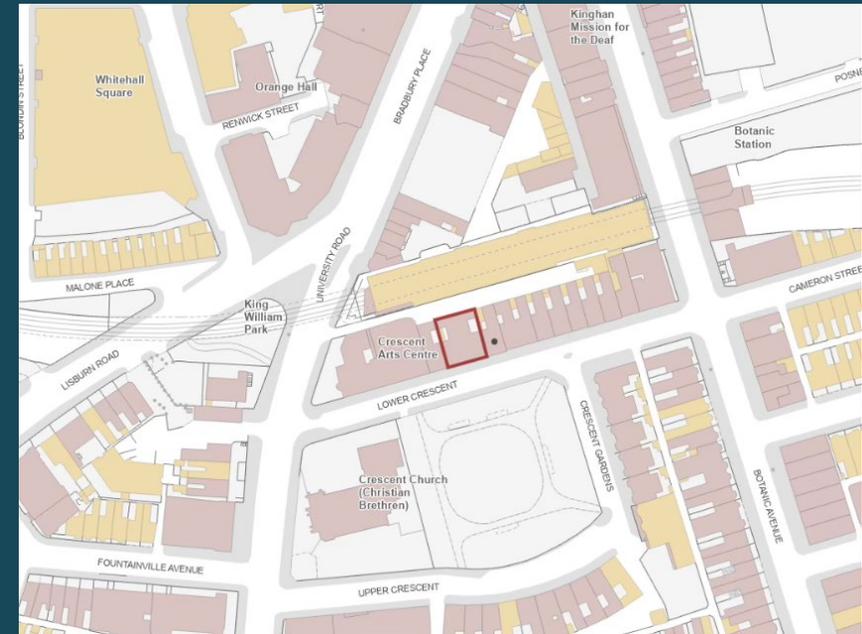
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property@mckibbin.co.uk

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Not to Scale



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