



To Let Office Suites
47a Botanic Avenue, Belfast BT7 1JL

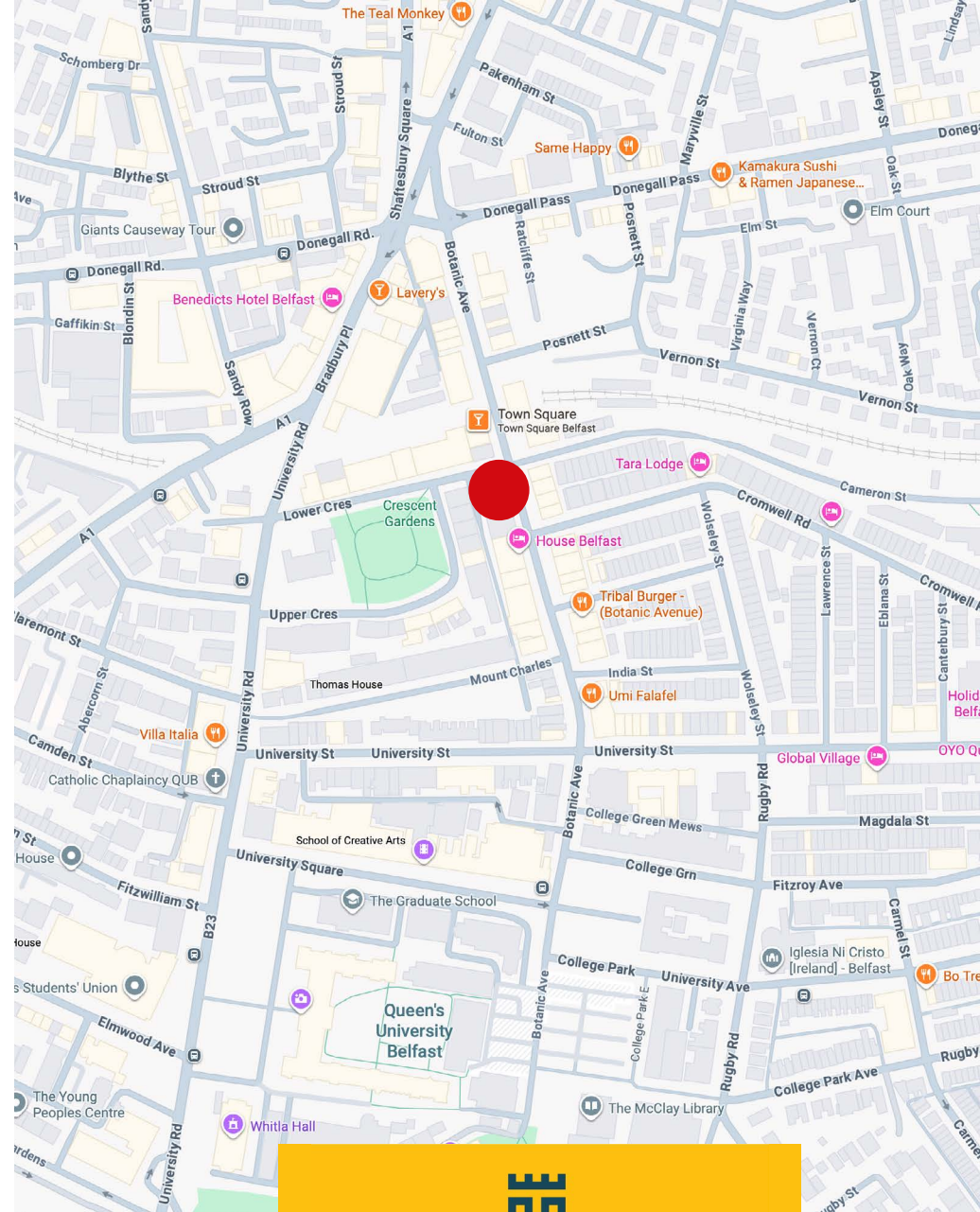

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SUMMARY

- Office suites available from 64 m² (696 ft²) to 152 m² (1,641 ft²).
- High profile location at junction of Botanic Avenue and Lower Crescent.
- Available 1st January 2026, after internal refurbishment.

LOCATION

- The subject property occupies a high profile location on Botanic Avenue, at its junction with Lower Crescent in the Queens University area of South Belfast, approximately 0.5 miles from the City Centre. Botanic
- The area is a popular commercial location with a wide range of F&B units on Botanic Avenue together with professional office occupiers on Lower and Upper Crescent.



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DESCRIPTION

- The subject is a high profile building comprising a total area of 152 m² (1,641 ft²). Suites are available from 64.72 m² (696 ft²).
- The accommodation provides a range of open plan and cellular offices, adaptable for a wide range of office occupiers.
- The offices are available from 1st January 2026 after internal refurbishment and will be finished to include a range of original wooden floors and carpeted floor finishes, plastered and painted walls, gas fired central heating, data trunking and cabling, with kitchen and WC facilities.
- The suite benefits from high ceilings with attractive cornicing and ceiling roses, with good natural light from both Botanic Avenue and its return frontage on Lower Crescent.
- On-street car parking available on Lower Crescent and Botanic Avenue, while Botanic Rail Station is c.50metres away.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Communal Lobby		
First Floor (Suite 1)	Office 1	18.72	201
	Office 2	16.26	175
	Office 3	11.86	128
	Office 4	17.88	192
Total (Suite 1)		64.72	696
	Communal Kitchen	6.95	75
	Communal Male and Female WC		
Second Floor (Suite 2)	Office 5	32.1	345
	Office 6	17.58	189
	Office 7	13.68	147
	Office 8	17.51	188
Total (Suite 2)		80.87	869
Total (Both Floors)		152.54	1,641



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LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.
Rent: Suite 1: £8,750 per annum, exclusive.
Suite 2: £10,750 per annum, exclusive.
Both Suites: £19,500 per annum, exclusive.
Repairs: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge: A service charge will be levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

First Floor Suite Estimated: £5,850

Second Floor Suite Estimated: £6,480

Rate in £ 2025/2026 = 0.626592

The property is eligible for Small Business Rates Relief.

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

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