



To Let Second Floor Office Suite
47a Botanic Avenue, Belfast BT7 1JL



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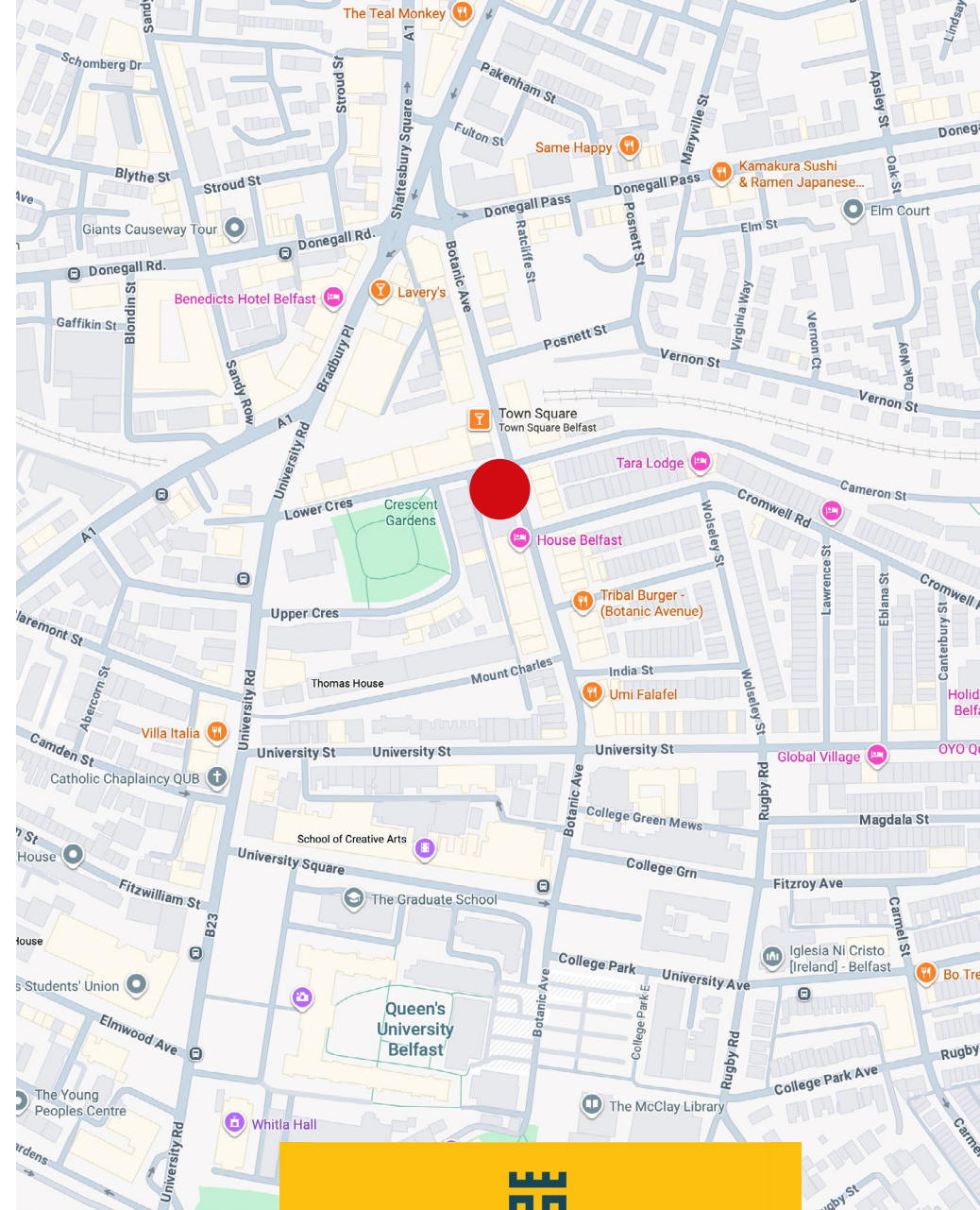
028 90 500 100

SUMMARY

- Second floor office suite of 80.87 sq m (869 sq ft).
- High profile location at junction of Botanic Avenue and Lower Crescent.
- Available 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

- Second floor office suite of 80.87 sq m (896 sq ft) within a high profile building.
- The accommodation provides a range of open plan and cellular offices, adaptable for a wide range of office occupiers.
- The offices are available 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 Ft	Sq M
Ground Floor	Communal Entrance form Lower Crescent		
First Floor	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



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LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.
Rent: Suite 2: £10,750 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 cleaning and upkeep of internal communal areas, 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:-

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

For further information or to arrange a viewing contact:

Brian Wilkinson

bw@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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