



TO LET
OFFICE BUILDING
290-292 ANTRIM ROAD,
BELFAST
C. 2600 SQ.FT

HUGHES
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PROPERTY CONSULTANTS

LOCATION

The property occupies a prominent position on the main Antrim Road in North Belfast. It is directly opposite Tesco and benefits from a wide range of local amenities. The location is approximately 2 miles from Belfast City Centre and offers convenient access to the main motorway links.

DESCRIPTION

A three-storey property extending to approximately 2,600 sq. ft. The premises benefit from an elevator, gas-fired central heating, and toilet facilities on each floor. This attractive period property has undergone significant renovations within the past 20 years. Consideration could be given to letting the building on a floor by floor basis

- ▶ SUSPENDED CEILINGS
- ▶ RECESSED LIGHTING
- ▶ CARPETS
- ▶ PLASTERED AND PAINTED WALLS
- ▶ KITCHEN
- ▶ LPHW GAS CENTRAL HEATING
- ▶ BOARD ROOM/MEETING ROOM
- ▶ LIFT SERVING ALL FLOORS



ACCOMMODATION

Ground / First and second floor 2600 sq.ft

LEASE DETAILS

TERM.	By negotiation
RENT	On Application
REPAIRS	Tenant responsible for internal repairs
SERVICE CHARGE	The landlord shall recover a fair proportion of the cost of maintaining the building from each tenant
NAV	TBC
EPC	EPC CERTIFICATE IS AVAILABLE UPON REQUEST.
VAT	ALL PRICES, RENTS AND OUTGOINGS ARE SUBJECT TO VAT.





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