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**For Sale (May Lease) High Specification Own Door
Office Building with Secure On-Site Car Parking**

Rivers Edge, 11 Ravenhill Road, Belfast BT6 8DN



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

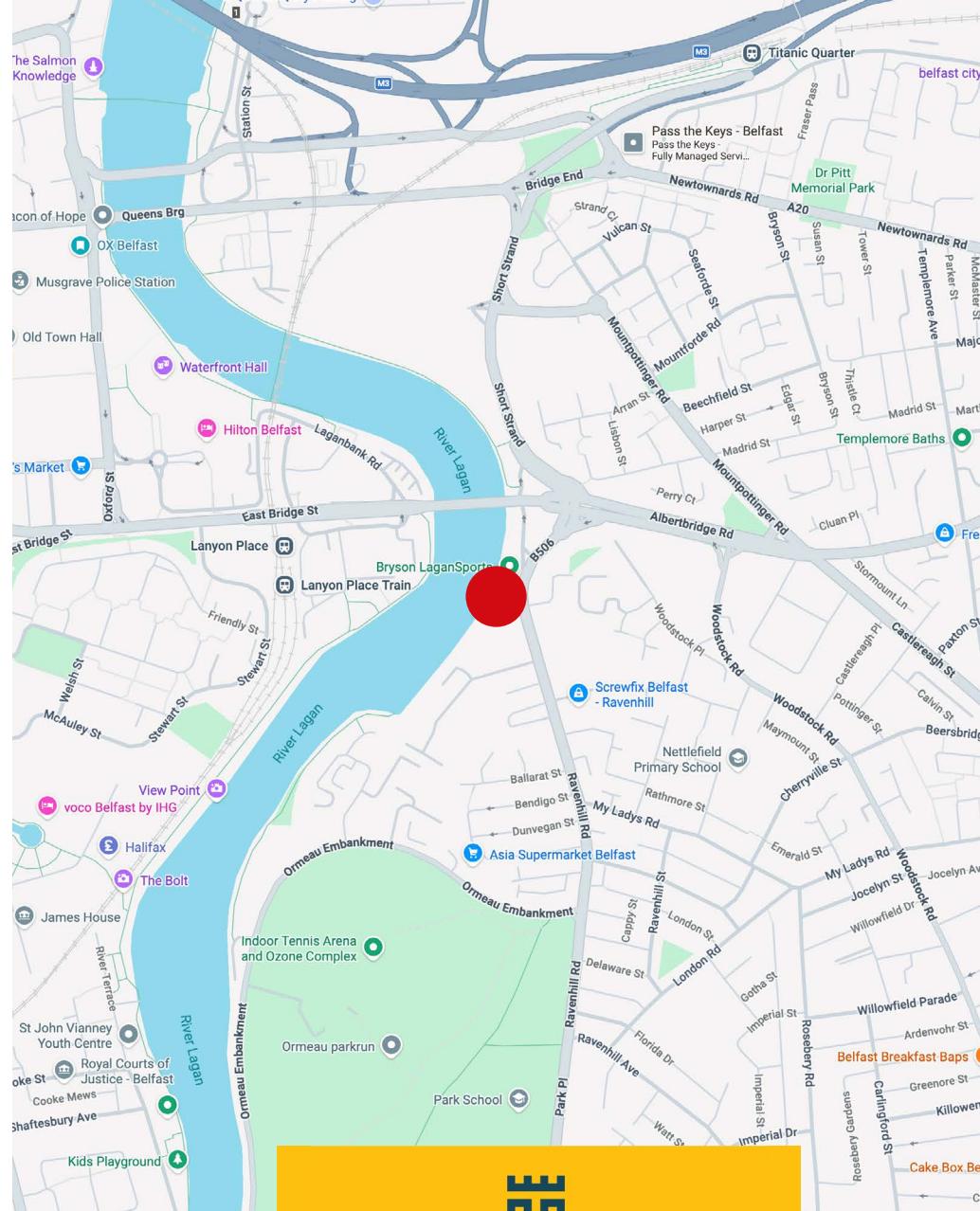
- High specification own door office building of c. 3,320 sq ft.
- Secured covered car parking for 7 cars.
- Easily accessible to public transport, the city centre and the local motorway network.

DESCRIPTION

- The office is bright and airy with an open floor plan and high ceilings, and is ready for immediate occupation.
- The attractive entrance foyer leads to a meeting room, comms room, kitchen, WC's and garage. A staircase leads to the first floor, which is where the office accommodation is arranged.
- It is a mix of open plan space, a board room, and cellular offices, all with good natural light.
- Its location next to the River Lagan affords stunning views.

LOCATION

- This office is located at the bottom of the Ravenhill Road, next to the Albert Bridge and River Lagan and close to Ormeau Park.
- The property is easily accessible by car and public transport, being only a short walk from Lanyon Station, various bus routes and 2 Glider stops.
- Among the neighbouring office occupants are Bryson Charitable Group, Boyd Chartered Architects and 3fivetwo Healthcare Solutions.



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ACCOMMODATION

| Floor | Description | Sq M | Sq Ft |
|------------------|--------------------------------------|---------------|--------------|
| Ground Floor | Reception | 19.83 | 213 |
| | Board Room | 17.19 | 185 |
| | Comms Room/Store | 16.73 | 180 |
| | Kitchen | 13.94 | 150 |
| | WC | | |
| Sub Total | | 67.69 | 728 |
| First Floor | Open Plan Area/Reception/Circulation | 109.20 | 1,175 |
| | Board Room | 19.98 | 215 |
| | Office 1 | 21.56 | 232 |
| | Office 2 | 25.84 | 278 |
| | Office 3 | 14.03 | 151 |
| | Office 4 | 13.75 | 148 |
| | Office 5 | 10.22 | 110 |
| | Office 6 | 12.73 | 137 |
| Sub Total | | 240.88 | 2,592 |
| Total | | 308.57 | 3,320 |
| Garage | 7 car park spaces | | |



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RATES INFORMATION

We are advised by Land & Property Services that the current Net Annual Value of the premises is £25,300.

Rate in £ 2025/26 = 0.626592

Therefore, Rates Payable 2025/26 = £15,852.78

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

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

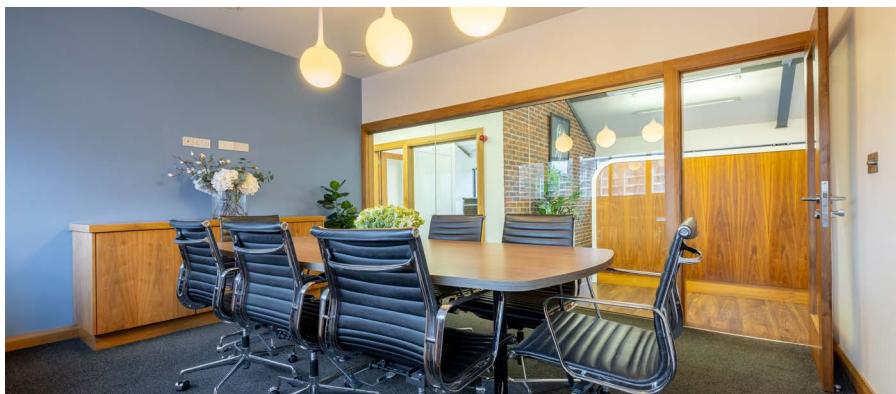
VAT

The premises are registered for Value Added Tax and therefore VAT will be charged on all prices, rentals and outgoings.

PRICE

Offers are invited in the region of £600,000, exclusive.

The furniture is not included in the sale price – but available by separate negotiation.



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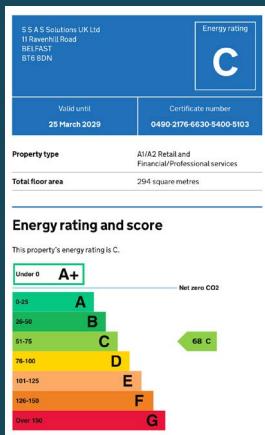
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EPC



CONTACT

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