



To Let First & Second Floor Office Suites
9 Upper Crescent, Belfast BT7 1JJ



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COMMERCIAL

028 90 500 100

SUMMARY

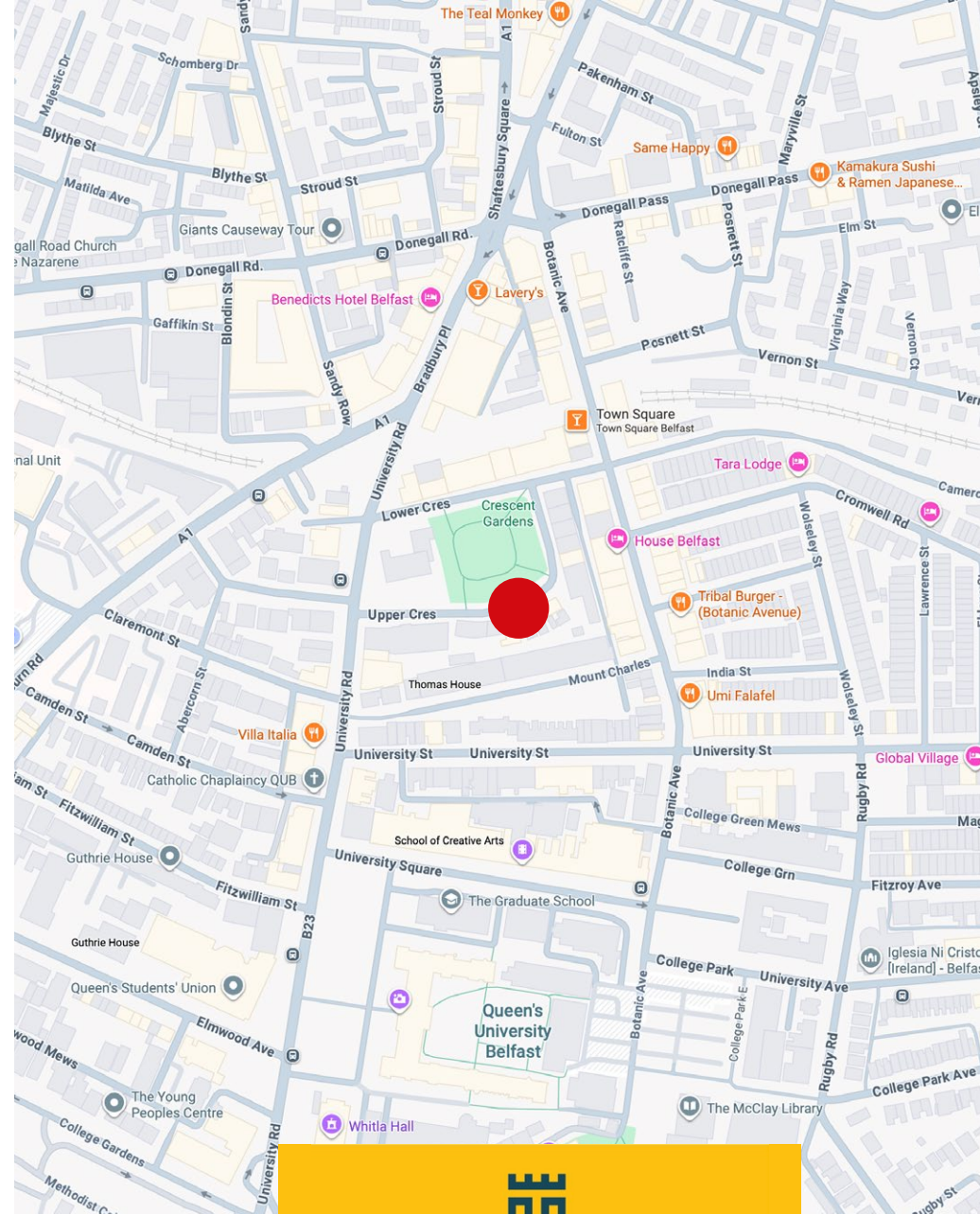
- First and Second Floor Office Suites from 472 sq.ft to 1,367 sq.ft.
- High profile location on Upper Crescent in Queens University Area.
- Suitable for a variety of occupiers.

DESCRIPTION

- First and Second Floor refurbished office suites occupying an excellent location on Upper Crescent just off University Road and overlooking Crescent Gardens. Upper Crescent is approximately 250 metres from Queen's University and 0.5 miles from Belfast City Centre.
- The offices are situated within an attractive B1 Listed Building which has retained any of its original features including high ceilings, attractive cornicing, sliding sash windows whilst providing modern office finishes to include carpeted floor coverings, smooth plastered and papered walls, Gas Fired Central Heating, intruder alarm system and intercom access.

LOCATION

- The property is situated on Upper 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

Floor	Description	Sq M	Sq Ft
First	Office 1	21.6	232
	Office 2	10.6	116
	Office 3	33.6	361
	Office 4	17.3	186
	Toilet		
Total First Floor		83.1	895
Second	Office 5	9.8	105
	Office 6	19.3	208
	Office 7	14.8	159
	Including Kitchen		
Total Second Floor		43.9	472
Total Area		127	1,367

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	First Floor: £11,000 per annum. Second Floor: £6,750 per annum.
Rent Review:	Upwards only at 3 yearly intervals.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of communal cleaning, external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

NAV First Floor: £7,700
NAV Second Floor: £4,300
Rate in £2026/27: 0.65029

VAT

The property is not registered for Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

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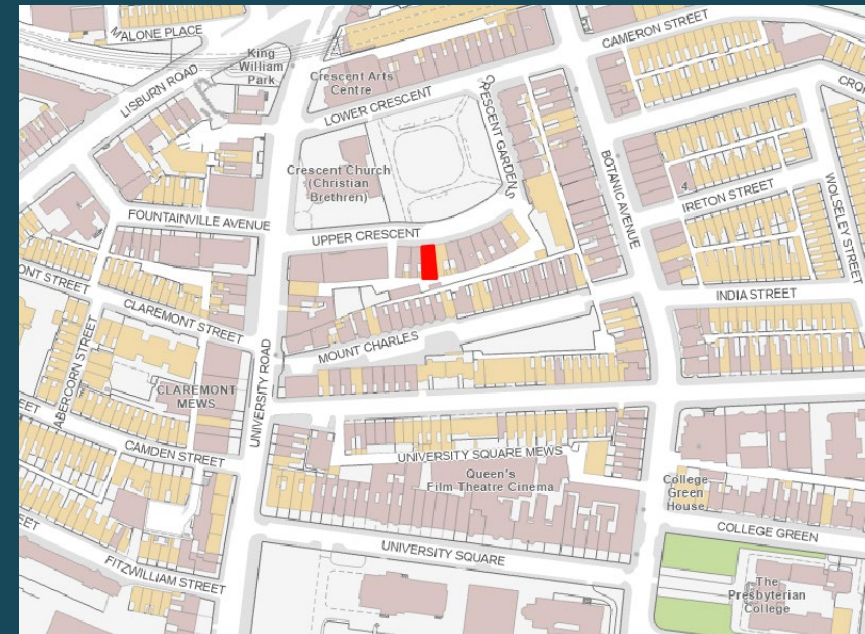
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