

TO LET

4th Floor, 74-76 Dublin Road,
Belfast

Prominent Fully Fitted Penthouse Office Suite

Property Highlights

- Prominent high specification office suite.
- 24 hour access.
- Fully fitted accommodation.
- Ease of set up / ready to go with minimal expense.
- Extending to approx. 1,938 sqft (180 sqm).
- Take the 3D Tour: [4th Floor 74-76 Dublin Road](#)

For more information, please contact:

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Location

The subject property occupies a prominent location on the busy Dublin Road in close proximity to Shaftesbury Square and provides good accessibility to both City Centre and South Belfast.

As a result of being situated on this extremely busy thoroughfare it benefits from high levels of pedestrian footfall and vehicular traffic on a daily basis.

Occupiers in close proximity include; Ulster Bank, Equality Commission, Salvation Army, Halifax, Santander, MacMillan Media, Fintru and the BBC.

Description

The property comprises of a five storey office building finished to a high specification to include raised access flooring, plastered painted walls, air conditioning, suspended ceilings, recessed lighting together with male and female WC facilities. The upper floors are accessed by way of a passenger lift.

The fourth floor benefits from open plan areas as well as boardroom, meeting room and kitchen facilities.

Accommodation

The premises provides the following approx. area:

Description	Sq Ft	Sq M
Fourth Floor	1,938	180

Lease Details

Term	By Negotiation
Rent	Upon Application
Repairs & Insurance	The tenant is responsible for internal repairs and to reimburse the landlord in respect of a fair proportion of the buildings insurance.
Service Charge	Levied to cover external repairs, maintenance, management, security and cleaning of common the parts. Estimated at £3.00 per sqft pax.

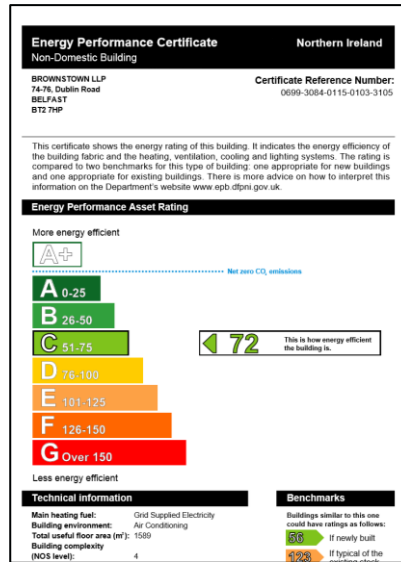
NAV

We are advised by Land & Property Services that the NAV of the 4th floor is £20,123 resulting in rates payable of c. £10,830 pa based on the current rate in the £ 0.538166 (2020/2021).

VAT

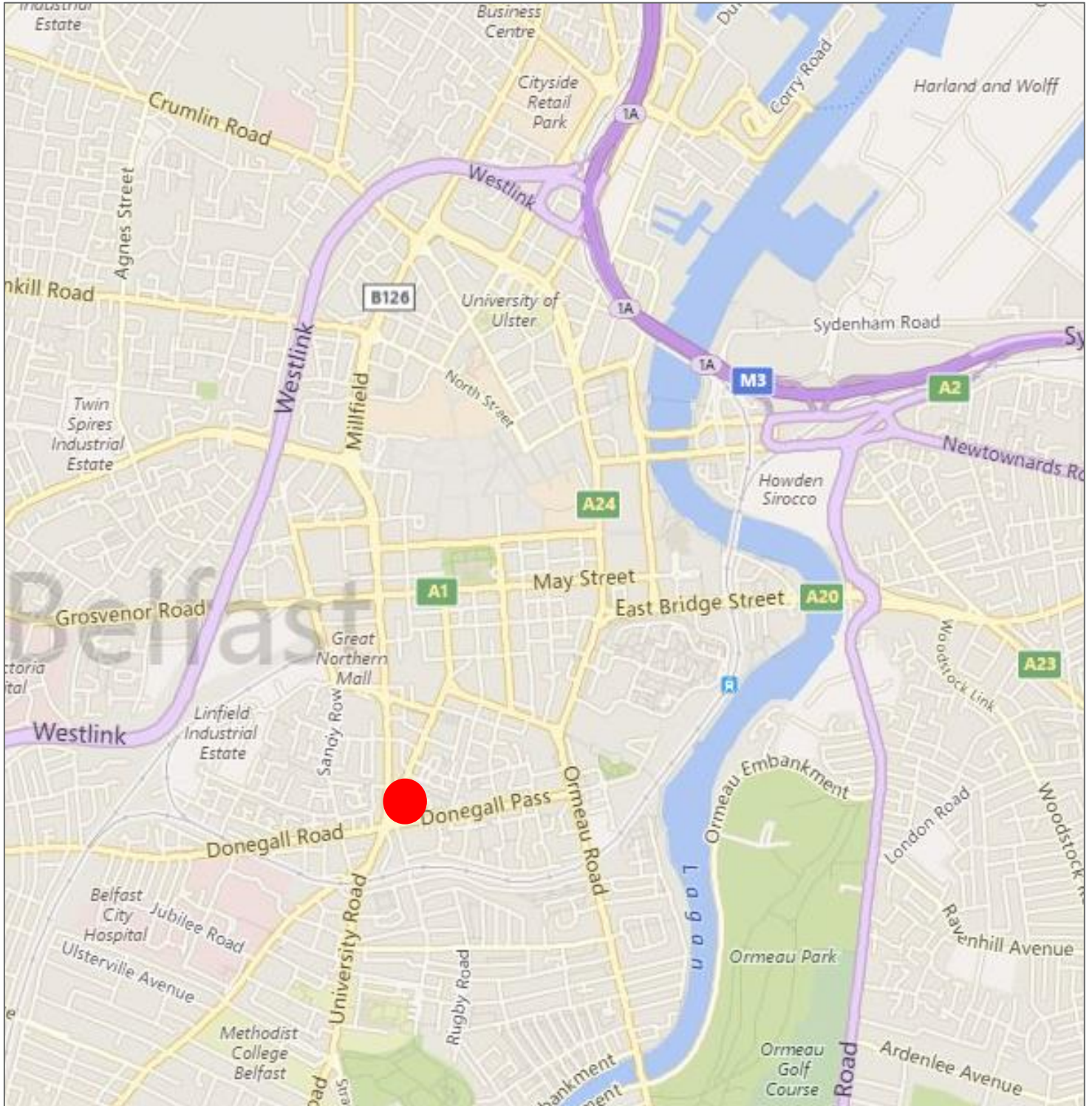
All prices, charges and rentals are quoted exclusive of VAT, which may be chargeable.

EPC



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Not to Scale/For Identification Purposes Only

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