



## Modern Office Premises

### Property Highlights

- Accommodation available from approximately 646 sq.ft (60 sq.m) to 2,400 sq.ft (223 sq.m).
- Fully fitted to an excellent standard throughout with lift access and DDA compliant WCs.
- Occupying a highly prominent position on one of Belfast's main arterial routes, providing easy access to the City Centre and the A55 outer ring.

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**TO LET**

**1<sup>st</sup> & 2<sup>nd</sup> Floors,  
371-373 Ormeau Road, Belfast**

## Location

The property occupies a highly prominent corner position on the Ormeau Road, one of the City's main arterial routes which provides ease of access to the city centre and the A55 outer ring.

This vibrant suburban area is home to a wide range of office occupiers, retailers, cafes and restaurants.

Occupiers within the immediate vicinity include Hampton Estates, Ulster Bank, Oriel Pharmacy, Keenan Solicitors, Greens Pizza, General Merchants and Caffe Nero.

## Description

The subject property comprises a modern three storey retail & office building, with the upper floors benefitting from separate access off Rushfield Avenue. Suite 1 at 1<sup>st</sup> Floor provides an open plan office with its own kitchen area whilst Suite 2 at 2<sup>nd</sup> Floor is arranged to provide a reception area, open plan office, private office/meeting room, comms/reprographics room and kitchen. The upper floors are served by an 8 person lift.

Internal finishes include plastered & painted walls & ceilings, recessed spot lighting, carpeted floors and perimeter trunking whilst each suite also benefits from gas fired central heating, air-conditioning, abundant natural light and WC facilities.

## Accommodation

The property provides the following approximate areas:

Description	Sq Ft	Sq M
Suite 1 First Floor	646	60.00
Suite 2 Second Floor	1,754	162.90
<b>Total</b>	<b>2,400</b>	<b>222.90</b>

\* Suites can be let separately, subject to agreement.

## Lease Details

<b>Term</b>	By negotiation.
<b>Rent</b>	On Application.
<b>Repairs</b>	Full Repairing terms by way of a service charge.
<b>Insurance</b>	Tenant responsible for a fair proportion of the building insurance premium.
<b>Service Charge</b>	Levied to cover external repairs, maintenance & management of the common parts.



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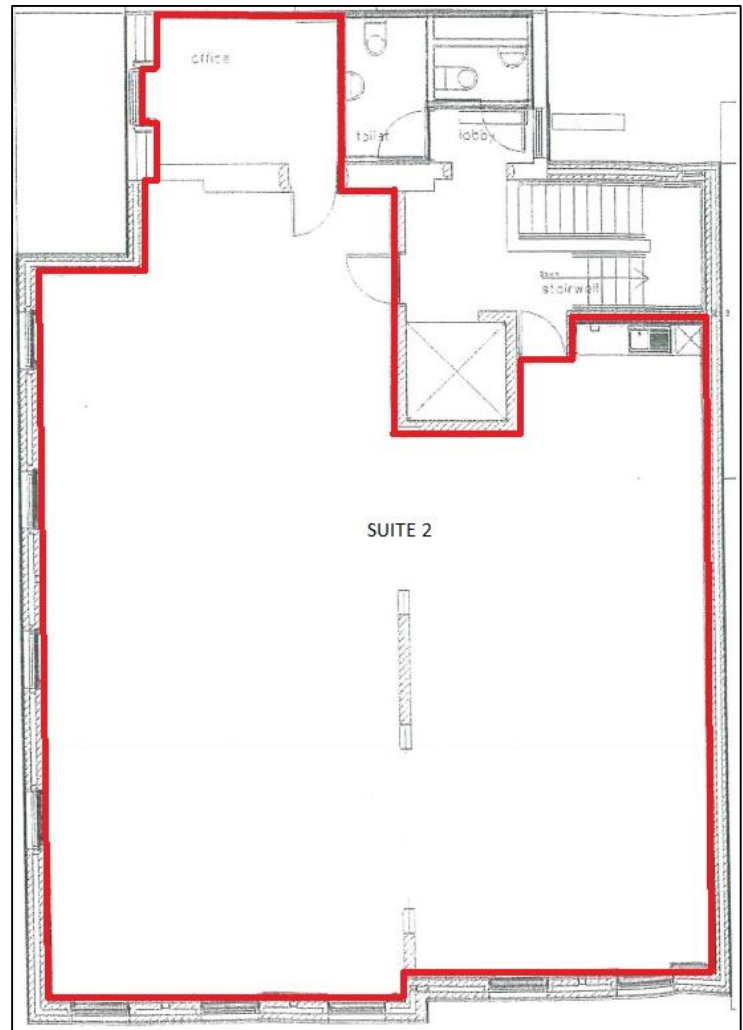
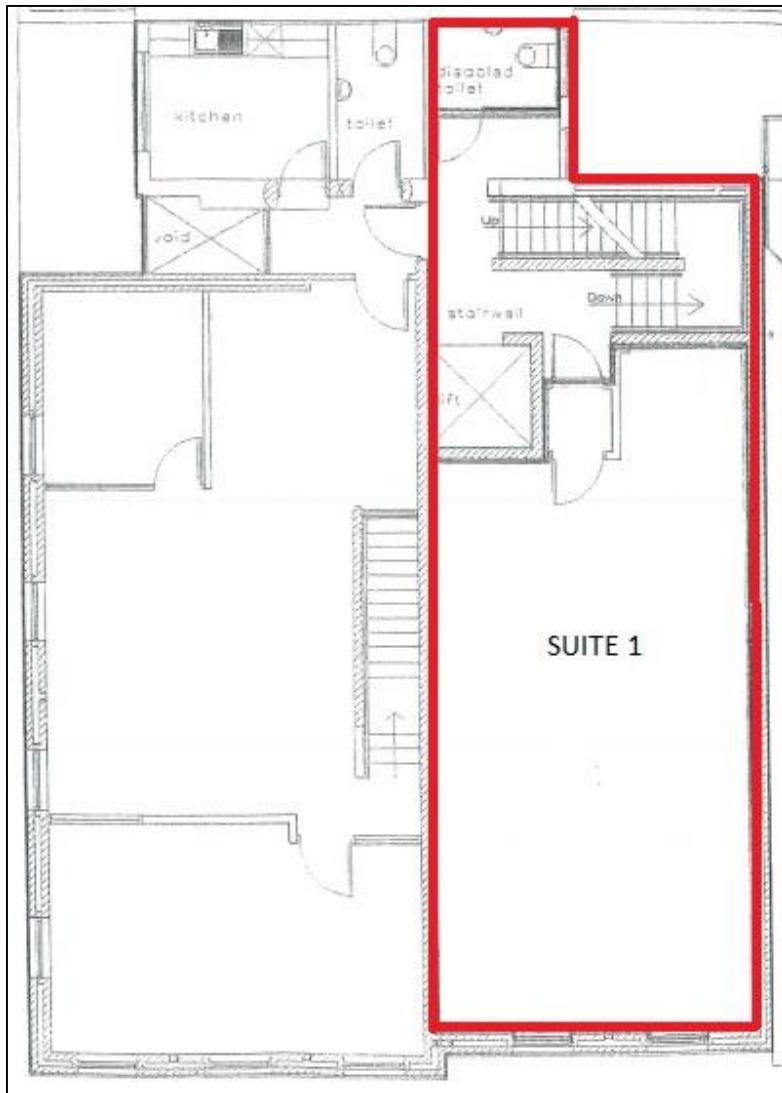
### NAV

We are advised by Land & Property Services that Suites 1 & 2 are currently assessed together with an NAV of £17,500. Based on the Rate in £ for 2019/20 of 0.614135, this results in rates payable of approx. £10,747.

To be reassessed if let separately.

### VAT

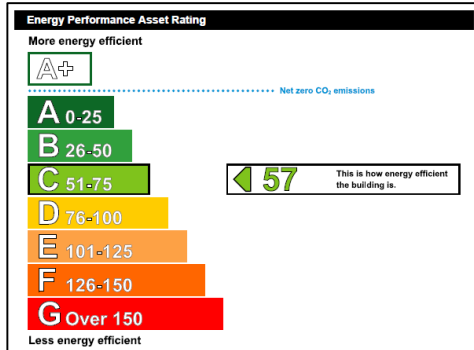
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



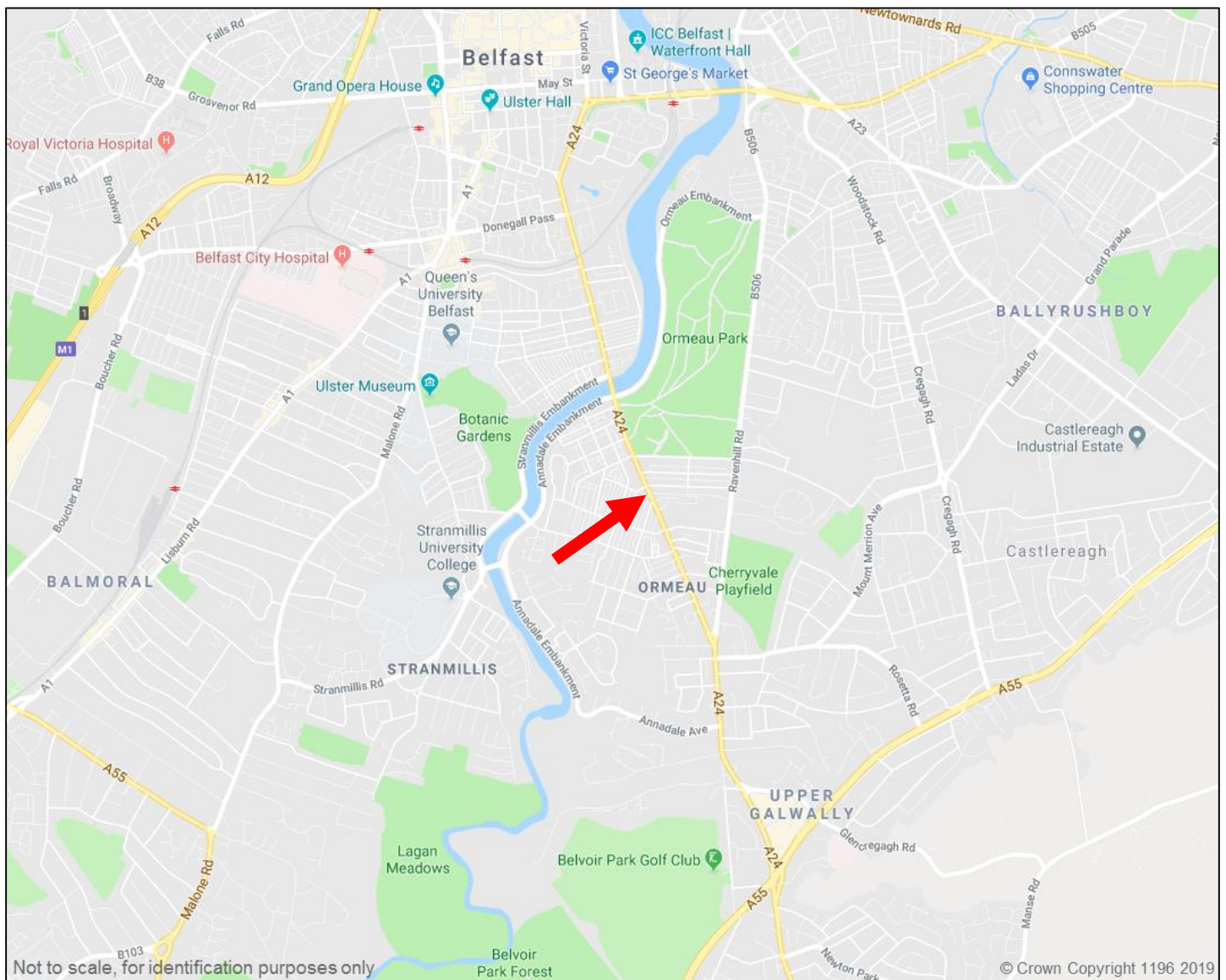
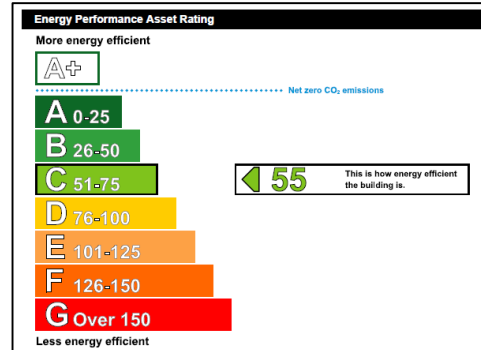
Not to scale, for identification purposes only

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Suite 1



Suite 2



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**Customer due diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.