



OKT
O'CONNOR KENNEDY TURTLE

TO LET

Prominent Third Floor Office Suite extending to c. 188 sq m (2,022 sq ft)

Ormeau House, 91 – 97 Ormeau Rd, Belfast BT7 1SH

LOCATION / DESCRIPTION

Modern office suite located on the Ormeau Road, one of Belfast's primary south eastern arterial routes and only 15 minutes walk from the city centre and 5 minutes from Botanic Avenue, with their wide variety of shopping and leisure facilities.

Numerous public transport links within easy reach with free on-street parking and benefits from 2 No. secure internal car park spaces which are included in the rental.

Other occupiers in the building include Bridge, Cleaver Black and DNT Chartered Accountants and Stiona Software.

ACCOMMODATION

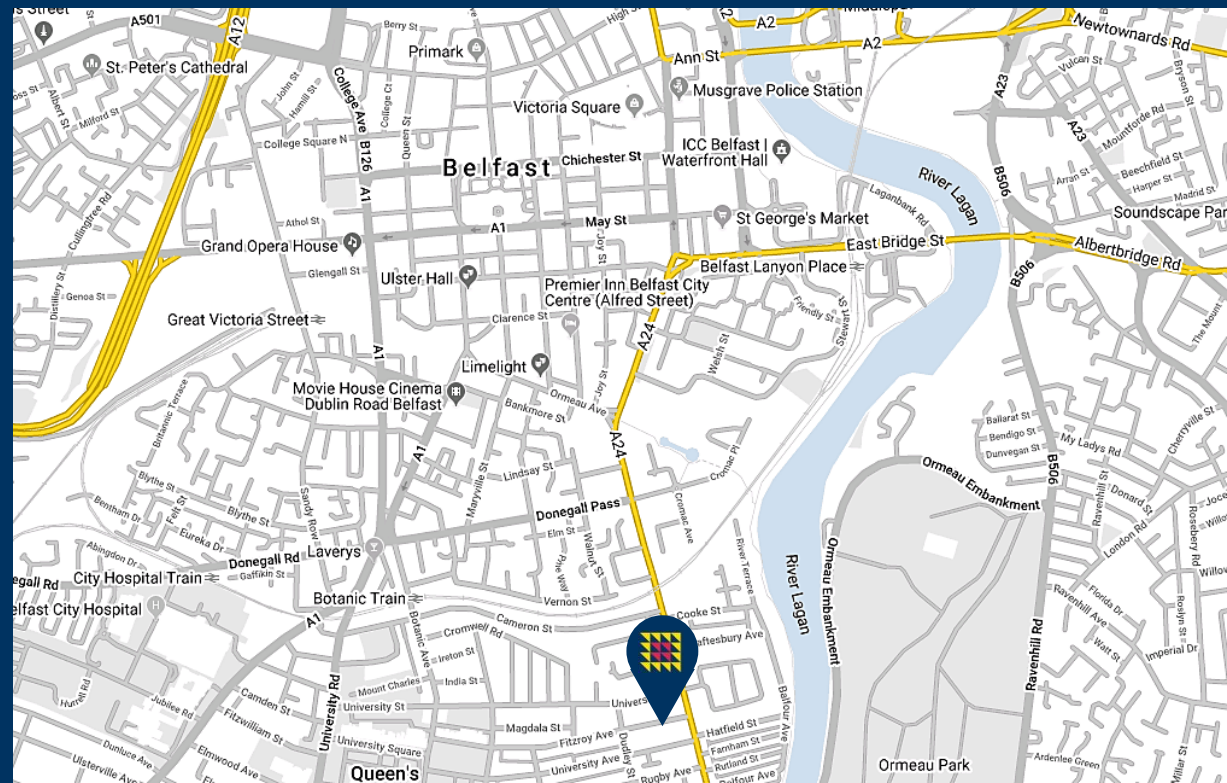
THIRD FLOOR

NET INTERNAL AREA 188 sq m 2,022 sq ft
 (to include reception, large open plan office, private office, meeting room, kitchen / canteen, comms area and 2 No. WCs (1 No. disabled)).

SPECIFICATION

The property is fitted out to include the following finishes:

- Suspended ceilings with diffused lighting
- Carpeted flooring with recessed floor boxes and perimeter trunking
- Gas fired heating & air conditioning to general & private offices
- Lift Access
- WC facilities
- Access control to main entrance door
- 2 No. secure internal car park spaces included in rental.
- Balcony provides panoramic views over the City and the Gasworks



15 MINS WALK
From BELFAST CITY CENTRE



10 MINS DRIVE
From BELFAST CITY AIRPORT
30 MINS DRIVE
From BELFAST INTERNATIONAL AIRPORT



CLOSE TO
MANY CAFES / RESTAURANTS



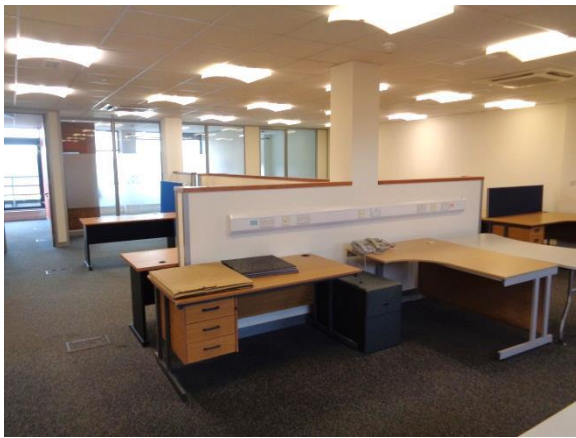
GOOD TRANSPORT LINKS



2 MIN WALK
To ORMEAU PARK



15 MINS WALK
GREAT VICTORIA STATION / LANYON TRAIN STATION
8 MINS WALK
BOTANIC TRAIN HALT



LEASE DETAILS

RENT:	£25,000 per annum
TERM:	Negotiable
REPAIRS/INSURANCE:	Internal repairing and insuring lease together with service charge liability
SERVICE CHARGE:	Payable in respect of the landlord's costs in repairing and maintaining the exterior of the building and common areas. Currently c. £3,700 p.a.

NAV

We are advised by Land and Property Service that the NAV for the subject is £18,800. The commercial rate in the pound for 2019 / 2020 is £0.614135 (therefore rates payable are c. £11,546).

EPC

Energy Rating – C53

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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Our Ref: 1McC/JP/8566

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

PART THIRD FLOOR [SOUTH]
Semple & McKillop Ltd
Ormeau House, 91-97 Ormeau Road
BELFAST
BT7 1SH

Certificate Reference Number:
0395-2805-5330-2190-2813

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 53

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m ²):	200
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	43.9
Primary energy use (kWh/m ² per year):	242.95

Benchmarks

Buildings similar to this one could have rating as follows:

26	If newly built
68	If typical of the existing stock