

DESCRIPTION

LOCATION

GALLERY

PRICING







Description

The subject property comprises a 2-storey semi-detached office. The building is currently owner occupied by Disability Action, who intend to occupy the first floor only leaving the ground floor available to let.

The ground floor has been internally sub-divided by stud and glass partitions to provide a range of office accommodation. There is ample circulation space along with accessible toilet facilities within the available unit.

The accommodation provided is finished to a high specification to include:

- carpeted/wooden floor coverings
- plastered and painted walls
- suspended ceilings with recessed fluorescent spotlighting throughout together with excellent natural light
- gas fired central heating
- aluminium framed double glazed windows

Car Parking

There is external surface car parking and approximately 30 spaces will be made available for the tenant.

Accommodation

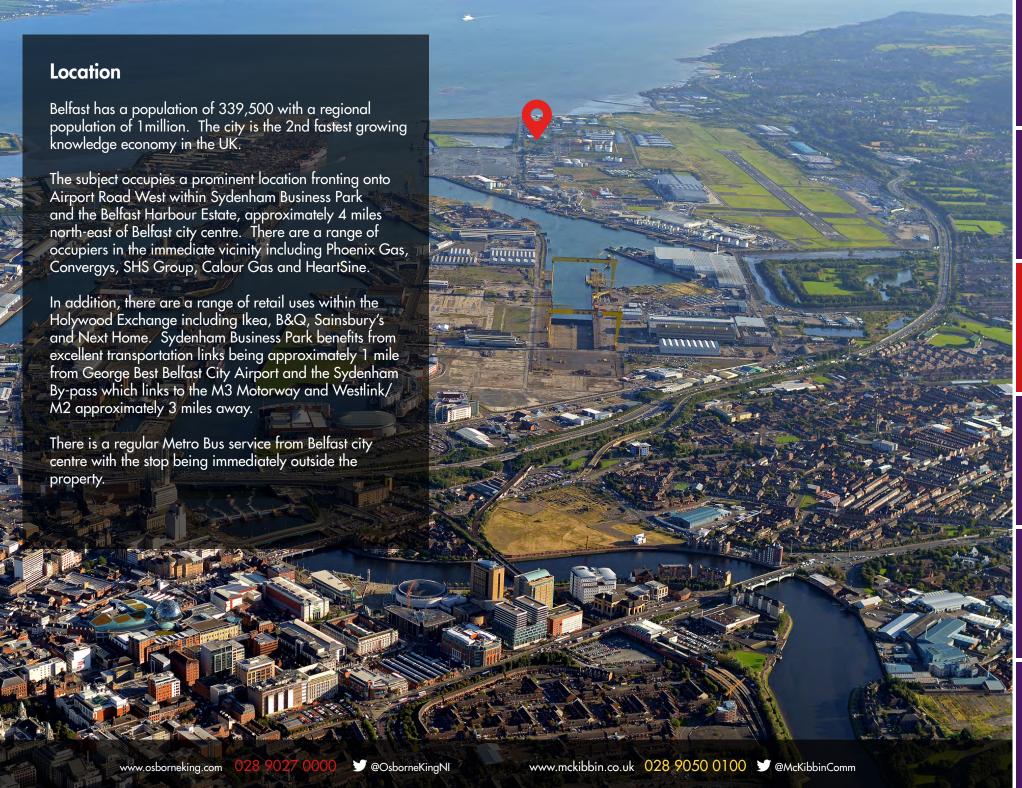
| Floor | Sq Ft | Sq M | |
|--------------|-------|------|--|
| Ground Floor | 5,070 | 471 | |

9ED

189 AIRPORT ROAD WEST, BELFAST, BT3

DESCRIPTION

LOCATION





189 AIRPORT ROAD WEST, BELFAST, BT3 9ED

TO LET







9ED

189 AIRPORT ROAD WEST, BELFAST, BT3

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Lease Details

£10.00 per sq ft exc. Rent: By negotiation Term: **Service Charge:** To be confirmed

Rates

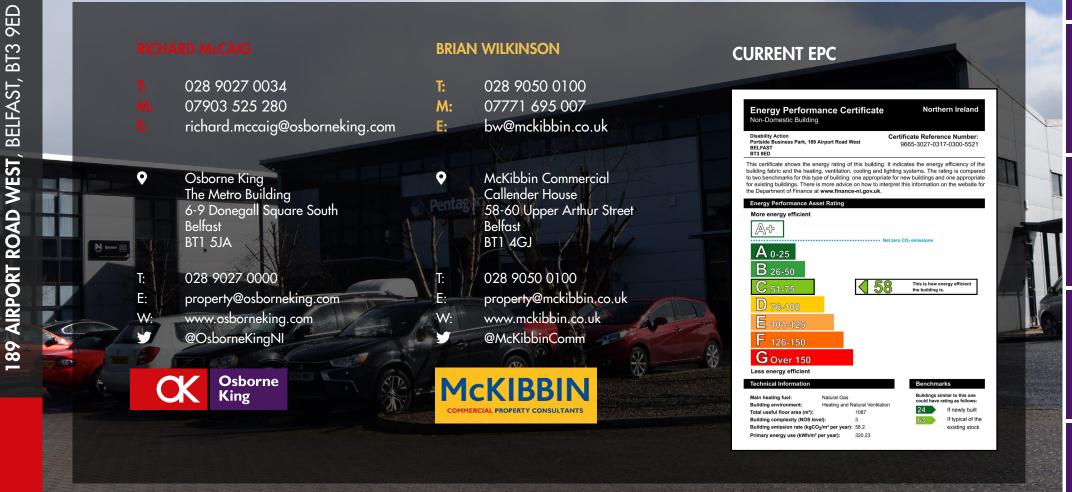
Having consulted the LPS website we understand that the NAV of the entire premises is £36,900 making the estimated rates payable £22,661 per annum for 2019/20.

Please note this will need to be re-assessed by LPS following the new tenants occupation.

VAT

The subject property is registered for VAT, therefore VAT will be payable on Rent and Service Charge.





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As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)
Regulations 2017 (http://www.legislation.gov.uk/ uksi/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 Osborne
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