



FOR IDENTIFICATION PURPOSES



TO LET

Modern City Centre Ground Floor Office Suite of c. 1,254 sq ft / 116 sq m with On Site Car Parking (Available by way of Separate Licence)

Ground Floor, 27-29 Gordon Street, Belfast, BT1 2LS

LOCATION

Located in Belfast's Cathedral Quarter which is the artistic and cultural heart of the city, renowned for its vibrant restaurants, hotels, bars and entertainment venues such as The MAC Arts Centre.

The subject is also in close proximity to St Anne's Square, Victoria Square Shopping Centre and the new University of Ulster Campus with abundant public parking nearby and quick and convenience access to the M1 / M2 interchange

DESCRIPTION

Internally the accommodation is finished to a modern standard with double glazed windows, carpeted flooring, oil fired central heating and is accessed off a secure intercom controlled communal entrance.

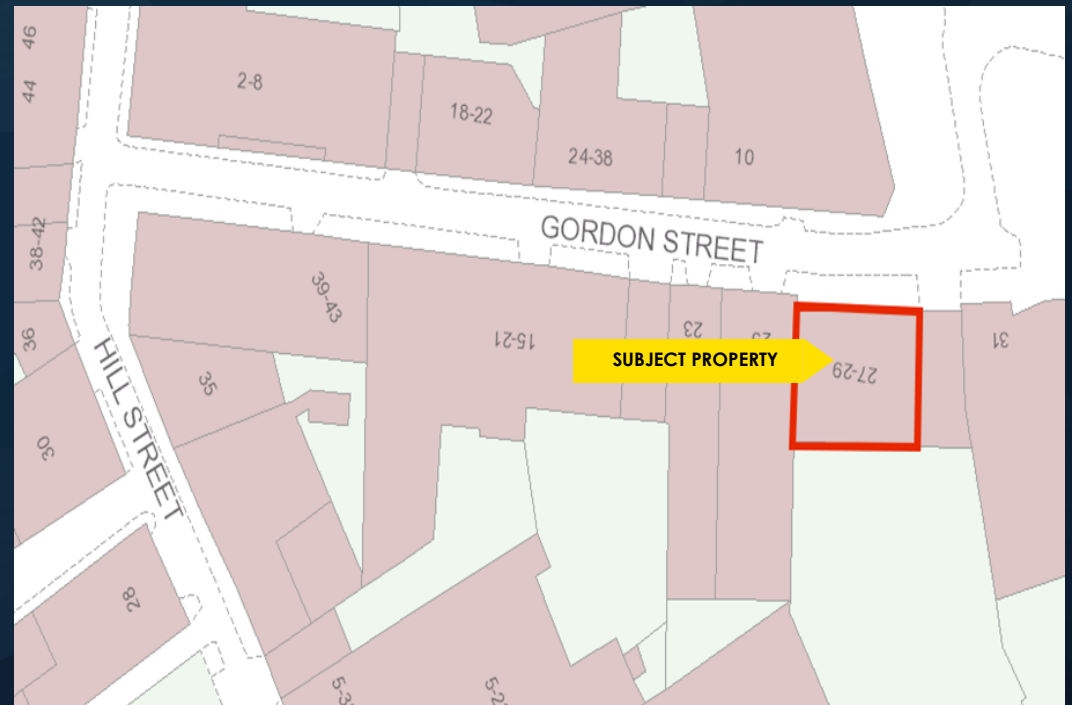
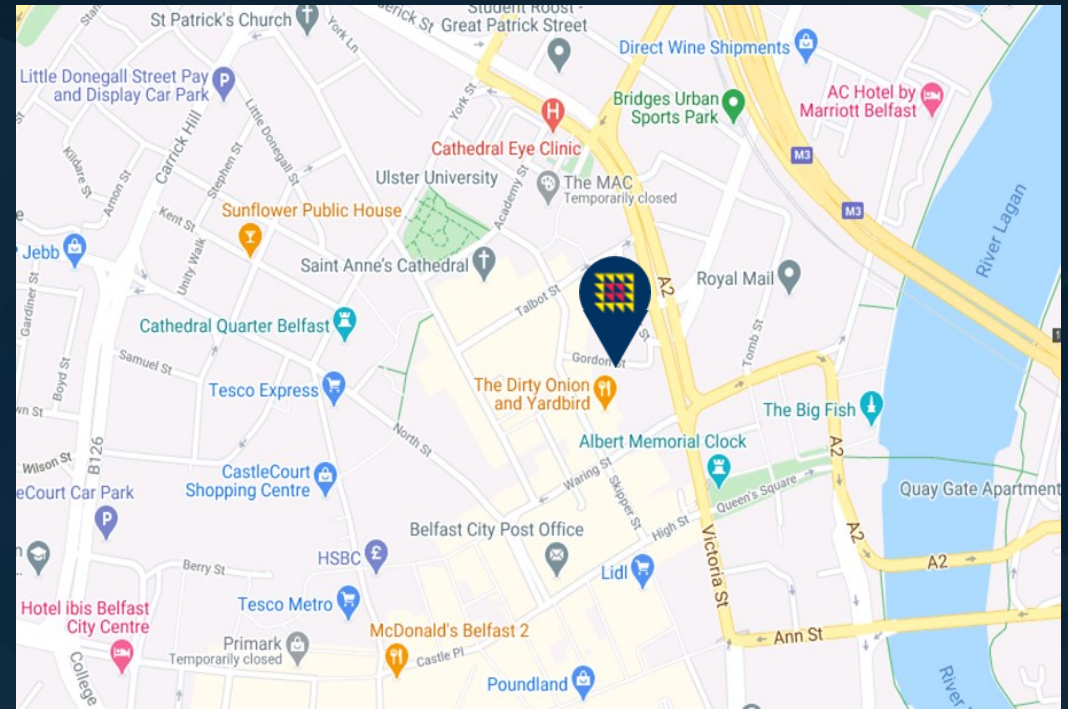
Nearby office occupiers include Hoffman Patterson Solicitors, Fitch Chartered Accountants, Labour Relations Agency and Worthingtons Solicitors.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR (Comprising open plan office, 3. no. private offices, kitchen & disabled WC)	C. 118 sq m	C. 1,254 sq ft

LEASE DETAILS

- RENT: £18,950 per annum plus VAT (3 no. car park spaces available on separate licence at £1,250 per annum plus VAT per space.)
- TERM / RENT REVIEW: Negotiable subject to periodic rent reviews.
- REPAIRS / INSURANCE: Internal repairing and insuring basis plus service charge liability.
- SERVICE CHARGE: The tenant will be responsible for a fair proportion of the landlords costs in repairing and maintaining the common areas and exterior of the building
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

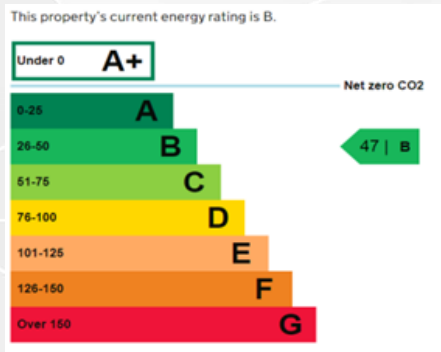


RATES

From our review of the Land and Property Service online website, the NAV for the subject property is £10,100. The commercial rate in the pound for 2022/ 2023 is £0.551045. (Estimated Rates Payable: £5,565.55)

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

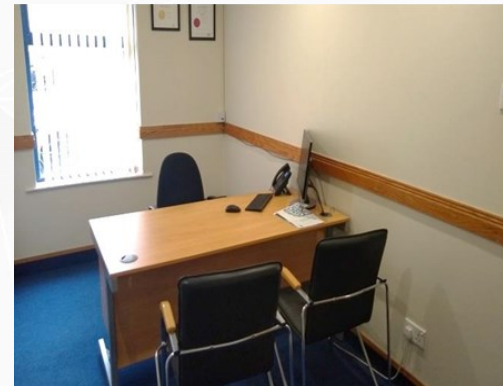
EPC CERTIFICATE



Customer Due Diligence:

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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No. 9056



CONTACT DETAILS

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OKT.CO.UK



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.