

# TO LET

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



## FIRST FLOOR OFFICE SUITES

196 UPPER LISBURN ROAD  
BELFAST  
BT10 0LA

196A c. 134 m<sup>2</sup> (1,445 ft<sup>2</sup>)

196B c. 113 m<sup>2</sup> (1,225 ft<sup>2</sup>)

### CONTACT:

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### MCKIBBIN PROPERTY CONSULTANTS

Callender House

58-60 Upper Arthur Street

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# To Let

## 196 Upper Lisburn Road, Belfast, BT10 0LA

### DESCRIPTION

- Own door office suites located within a modern retail and office building fronting onto the Upper Lisburn Road in South Belfast. The area is a popular commercial location with a wide variety of both retail and professional service occupiers.
- The office suites which have good natural light throughout are finished to include plastered and painted walls, wooden/carpeted floor coverings, suspended ceilings with recessed lighting and gas fired central heating.
- Each suite benefits from on-site parking to the front and rear with 4 dedicated spaces.

### LOCATION

- The location provides ease of access to the M1 Motorway via Junction 2 (Stockmans Lane) and 3 (Blacks Road) and the A55 outer ring and has excellent public transport links. The property is located 5 miles south of Belfast City Centre and 2.5 miles north of Lisburn.

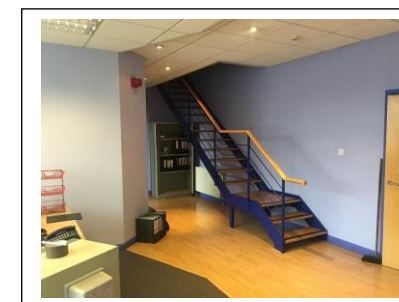
### ACCOMMODATION

196A Upper Lisburn Road	
Ground Floor	Shared Access
First Floor	
Offices	approx. 76.53 m <sup>2</sup> ( 823 ft <sup>2</sup> )
Mezzanine	approx. 57.85 m <sup>2</sup> ( 622 ft <sup>2</sup> )
Shared WC's	
<b>Total Net Internal Area</b>	<b>approx. 134.38 m<sup>2</sup> (1,445 ft<sup>2</sup>)</b>

196B Upper Lisburn Road	
Ground Floor	Own Door Access
First Floor	
Offices	approx. 64.07 m <sup>2</sup> ( 689 ft <sup>2</sup> )
Mezzanine	approx. 49.88 m <sup>2</sup> ( 536 ft <sup>2</sup> )
WC	
<b>Total Net Internal Area</b>	<b>approx. 113.95 m<sup>2</sup> (1,225 ft<sup>2</sup>)</b>

### RENTAL SCHEDULE

UNIT	RENT (p.a.x.)	NAV	RATES PAYABLE 2020/21
196A	£10,000	£12,876 (Est)	£6,993 (Est)
196B	£10,000	£9,600	£5,214



196b Upper Lisburn Road

# To Let

196 Upper Lisburn Road, Belfast, BT10 0LA

## LEASE DETAILS

### Term:

Negotiable, subject to a minimum of 3 years.

### Rent:

See schedule

### Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

### Service Charge:

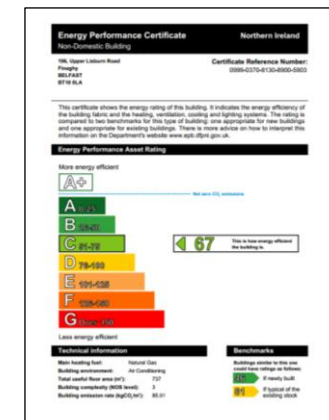
Levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



EPC



McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

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