



Instinctive
Excellence
in Property.

To Let

Modern Office Space

McSweeney Centre
29 Henry Place
Belfast
BT15 2BB

OFFICE



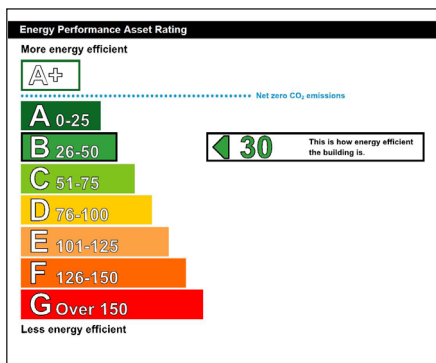
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EPC



Location

This property is located in a prominent location close to Carlisle Circus where the Antrim Road, Crumlin Road and Clifton Street all meet. This is also one of the main arterial routes linking the city centre to north Belfast.

Surrounding occupiers include Mooney's Pharmacy and Clifton Street Surgery.

Description

Forming part of a 3 storey office building, the 2nd floor consists of a mix of open plan and individual offices, with conference facilities also fitted out.

The building is DDA compliant with lift access to all floors, additionally there is onsite parking immediately outside the building.

Finishes within the space include:

- Carpeted/Vinyl flooring throughout
- LED lights
- Gas fired Heating
- CAT 5E Data Cabling

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Second Floor	3,740	347.5

Rates

The offices are currently assessed as individual suites, the property may need to be re assessed depending on how much space a tenant requires.

The current NAV assessment is c. £6.50 per square foot making the rates payable £3.52 per square foot, approximately £13,100 per annum for the entire floor.

Lease Terms

Term:	Negotiable
Rent:	£10 per square foot exclusive
Repairs:	FRI via Service Charge
Service Charge:	TBC

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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