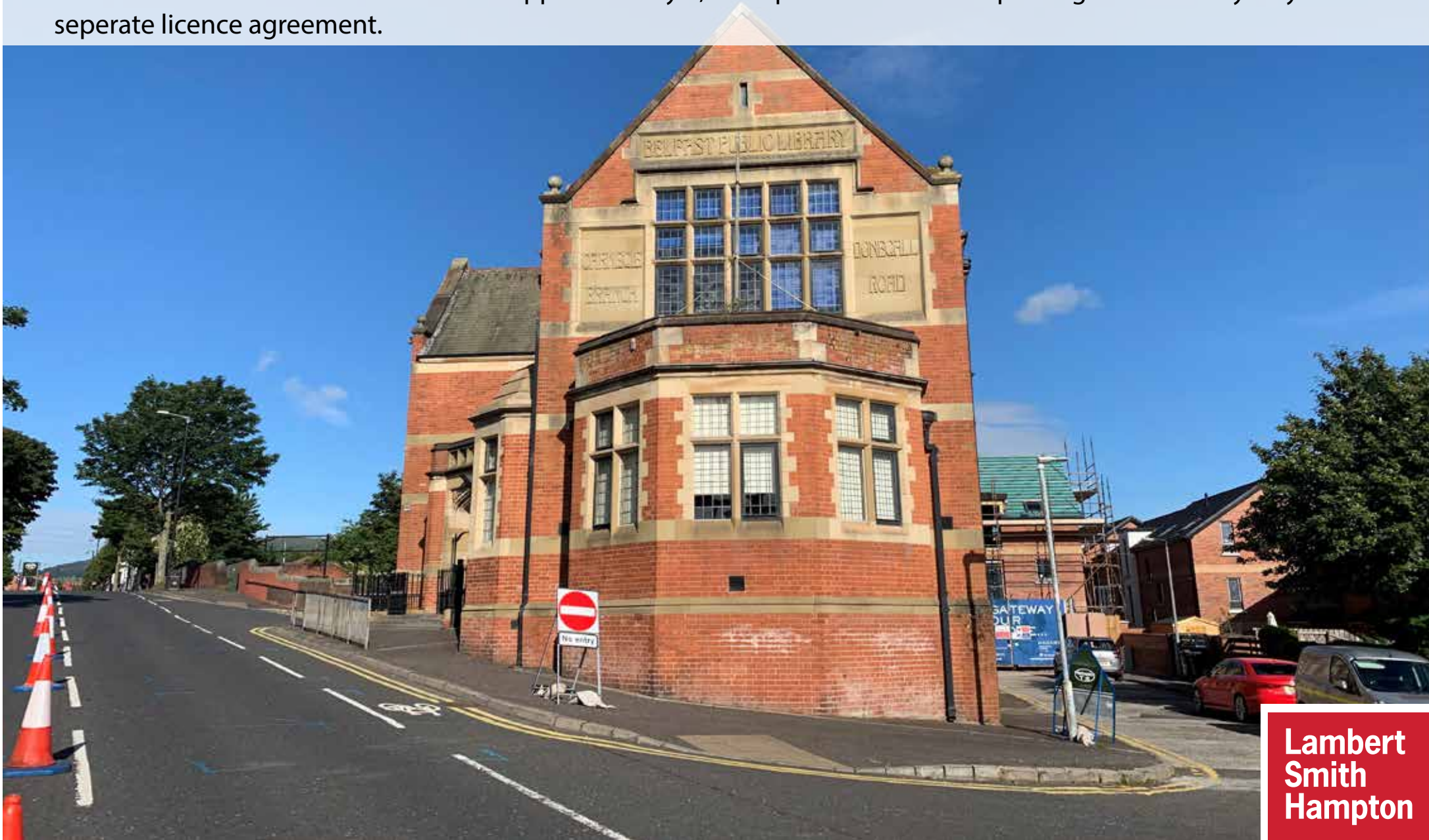


Studio C - The Carnegie Building, 121 Donegall Road, Belfast, BT12 5JL

To Let

Attractive self-contained office suite of approximately 1,000 sq ft with on-site car parking - available by way of separate licence agreement.



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Location

This prestigious Listed Landmark is prominently situated on Donegall Road which provides access to the Belfast City Hospital and City Hospital railway station situated opposite the building. Belfast City Centre, Westlink and Motorways are easily accessible. Queen's University, Lisburn Road and Shaftsbury Square are all within walking distance.

Description

The Carnegie Library was gifted by Andrew Carnegie to Belfast City Corporation in 1908 as a place of public learning. This property has many original period features including panelled and corniced ceilings and cast iron columns as it is Grade B+ listed building. The lower, ground and first floor offices share a communal foyer with secure buzzer access.

Studio C comprises of a self contained unit on the first floor totalling 1,000 sq ft. The unit is open plan and benefits from wooden flooring, recessed strip lighting, perimeter trunking along with original features to include authentic wooden beams and large windows which allow the space to benefit from natural light.

Schedule of Accommodation

	Sq Ft	Sq M
Studio C	1,000	92.9

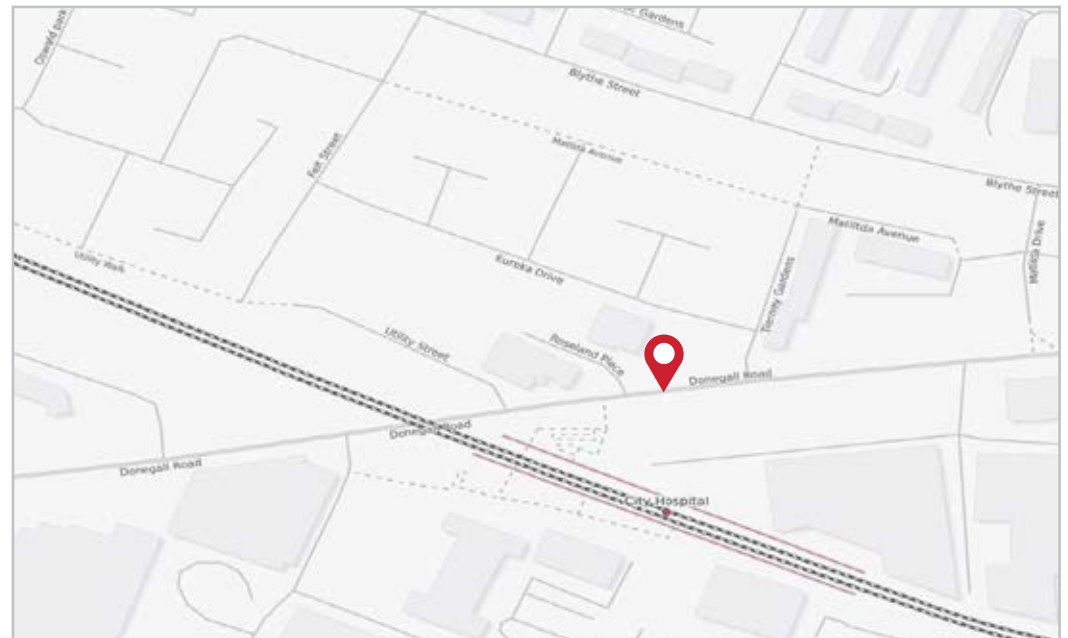
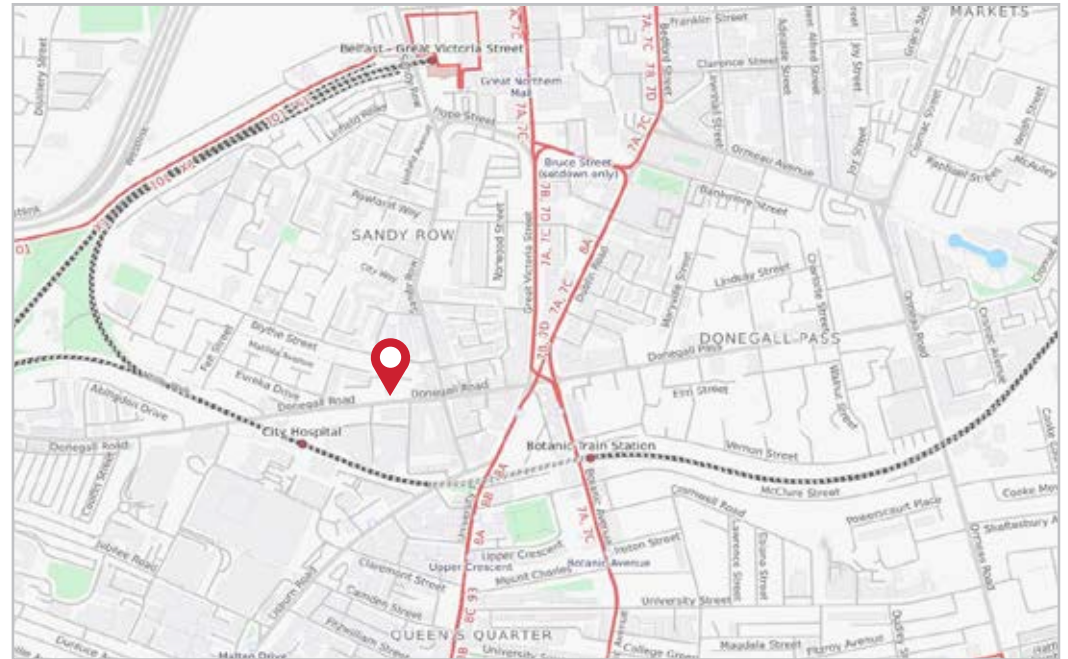
Lease Details

Term - By negotiation.

Rent - Studio C - £12,500 per annum.

Insurance - Each tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium of the building. Currently estimated at £0.40 psf.

Service Charge - A service charge will be levied to cover the cost of the upkeep of the common areas and the heating of the studios. Currently estimated at £3.99 psf.



For Indicative Purposes Only

Studio C





Rates

We have been advised by Land and Property Services that the rates are to be reassessed on occupation.

Energy Performance Certificate

The property benefits from an EPC rating of D80 and the Energy Performance Certificate is available upon request.

Value Added Tax

HMRC is currently in the process of confirming the VAT status. For further details please contact the letting agent.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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