



# FOR SALE / TO LET

Prominent Third Floor Office Suite Extending to c. 188 sq m (2,022 sq ft)

**Ormeau House, 91-97 Ormeau Rd, Belfast, BT7 1SH**





# LOCATION

Modern office suite located on the Ormeau Road, one of Belfast's primary south eastern arterial routes and only 15 minutes walk from the city centre and 5 minutes walk from Botanic Avenue, with their wide variety of shopping and leisure facilities.

Numerous public transport links within easy reach with free on-street parking and benefits from 2 no. secure internal car parking spaces which are included in the rental.

Other occupiers in the building include Bridge, Cleaver Black, DNT Chartered Accountants and Stiona Software.



15 MINS WALK FROM  
BELFAST CITY CENTRE



CLOSE TO  
MANY CAFES /  
RESTAURANTS



GOOD TRANSPORT  
LINKS



10 MINS DRIVE FROM  
BELFAST CITY AIRPORT  
30 MINS DRIVE  
FROM BELFAST  
INTERNATIONAL AIRPORT



# SPECIFICATION

The property is fitted out to include the following finishes:

- Suspended ceilings with diffused lighting
- Carpeted flooring with recessed floor boxes and perimeter trunking
- Gas fired heating & Air Conditioning to general & private offices
- Lift Access
- WC facilities
- Access control to main entrance door
- 2 no. secure internal car park spaces included in rental
- Balcony provides panoramic views over the City and The Gasworks

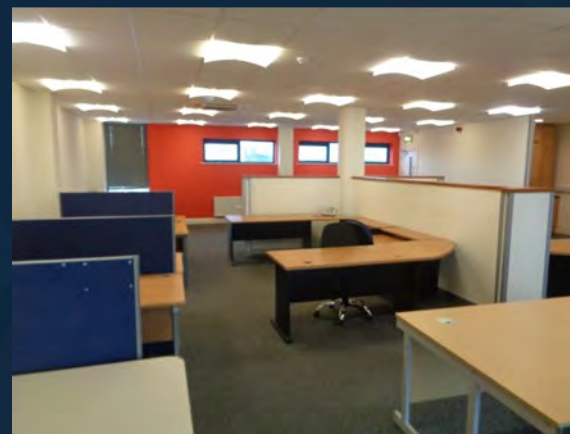
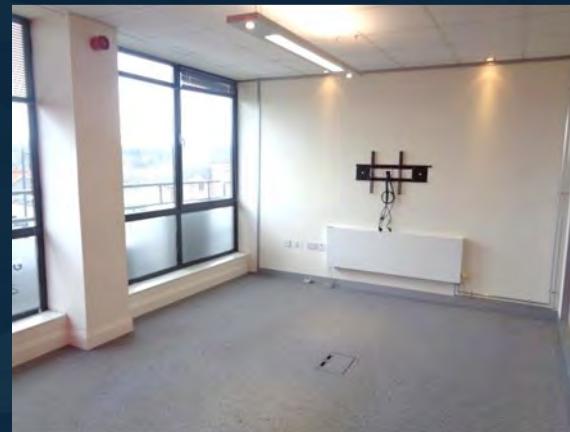
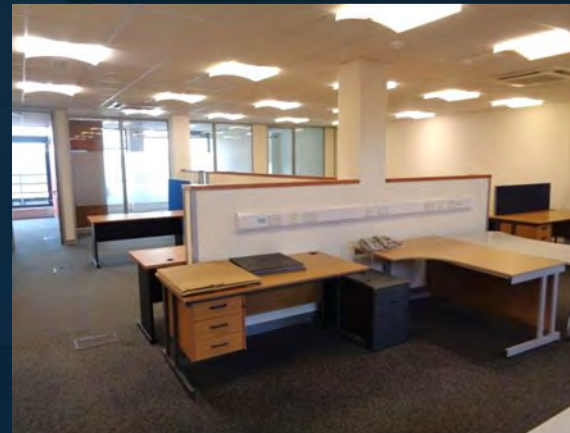
# ACCOMMODATION

Description	Area sq m	Area sq m
THIRD FLOOR  (to include reception, large open plan office, private office, meeting room, kitchen / canteen comms area and 2 no. WC's (1 no. disabled))	C. 188 sq m	C. 2,022 sq ft

## 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/uksi/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. 8566



# SALES DETAILS

PRICE: £250,000  
TITLE: Assumed freehold title

# LEASE DETAILS

RENT: £25,000 per annum  
TERM: Negotiable  
REPAIRS / INSURANCE: Internal repairing and insuring lease together with service charge liability  
SERVICE CHARGE: Payable in respect of the landlord's costs in repairing and maintaining the exterior of the building and common areas. Currently c. £3,700 per annum.

# RATES

We are advised by the Land and Property Service that the NAV for the subject is £18,000. The commercial rate in the pounds for 2022 / 2023 is £0.551045.

Estimated rates payable: £9,918.81

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



# EPC CERTIFICATE



# CONTACT DETAILS

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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.