



Instinctive  
Excellence  
in Property.

# To Let

Prominent First Floor Suite  
2,777 sq ft (258 sq m)

First Floor  
463 Ormeau Road  
Belfast  
BT7 3GR

OFFICE/COMMERCIAL

MAY SUBDIVIDE



OFFICE/COMMERCIAL



### Location

The property occupies a prominent position in a busy parade on the Ormeau Road approximately 1 mile from the city centre on one of Belfast’s main arterial routes. The area benefits from excellent transportation links to the city centre and the A55 outer ring. The immediate vicinity exhibits a mix of retail and high density residential benefitting from significant pedestrian and vehicular traffic. Neighbouring occupiers include Belvoir, Subway, The Shed Bistro, Mortgage Solutions and the ‘Residence’ development opposite.

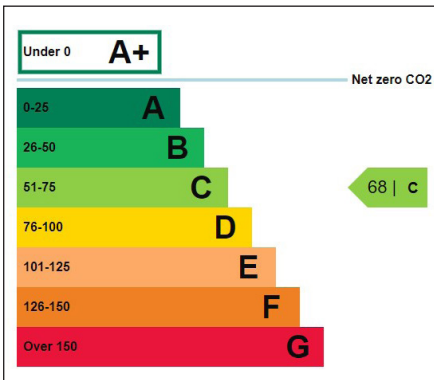
### Description

Carroll House is a modern mixed-use commercial property. The floor is finished to a good standard. The unit was previously utilised as a large open plan office with meeting room, store, kitchen and server room. The accommodation is accessed via a communal door shared with Belvoir, with entry phone system. The space also benefits from an additional side access off Whitehall Gardens. The large aluminium windows provide great advertising and branding opportunities.

The contemporary finishes include:

- suspended ceiling
- air conditioning (part)
- kitchen
- perimeter trunking
- gas fired central heating

### EPC



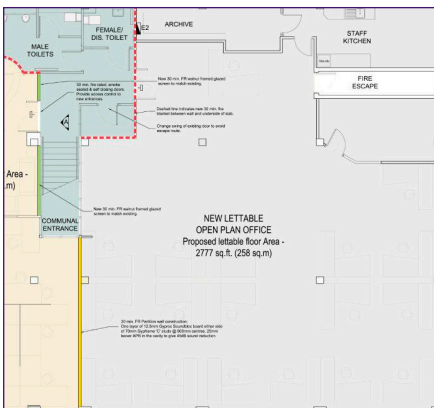
### Accommodation

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
First Floor (part)	2,777	258

Note: The landlord may consider subdivision of the accommodation to provide smaller units.

### Plan



### Rates

We have been advised by the Land and Property Services of the following for the property:

**Net Annual Value:** £22,300  
**Estimated rates payable for 2024/2025:** £13,365

### VAT

All prices and outgoings quoted are exclusive of VAT.

### Lease Details

**Term:** Negotiable  
**Rent:** On application  
**Repairs:** Full repairing and insuring

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### MISREPRESENTATION ACT 1967

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