



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

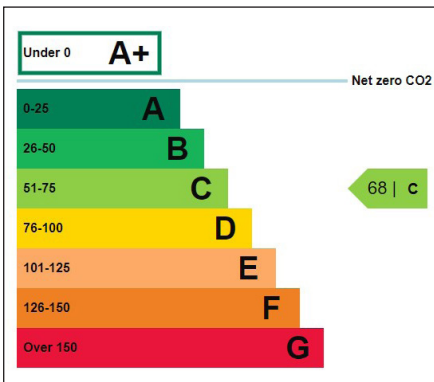
MAY SUBDIVIDE



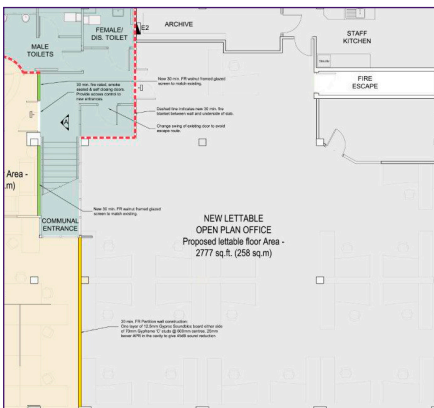
OFFICE/COMMERCIAL



EPC



Plan



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.

Contemporary finishes include:

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

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: Landlord may consider subdivision to provide smaller units.

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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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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