



Instinctive
Excellence
in Property.

To Let

**Second Floor Office Suite
c. 908 sq ft (84.4 sq m)**

Suite 5 Linden House
Beechill Business Park
96 Beechill Road
Belfast
BT8 7QN

OFFICE



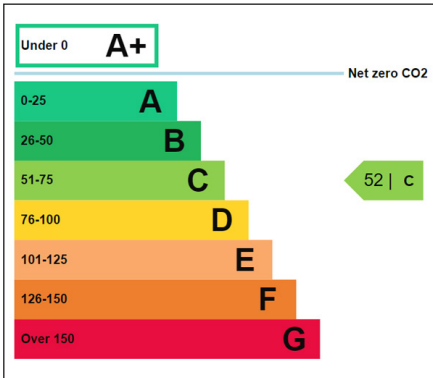
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OFFICE

EPC



Location

This office is located in Linden House, Beechill Business Park which is situated off the Beechill Road. This road itself links the A24 Saintfield Road and the A55 Outer Ring, approximately 4 miles south of Belfast city centre.

The location is easily accessible with both Tesco and Forestside Shopping Centre. Neighbouring occupiers include Boots UK, Christian Aid and Autism Initiatives.

Description

Linden House consists of 10 offices suites of similar sizes. Suite 5 is located on the second floor and benefits from DDA compliant lift access. Suite 5 comprises of office accommodation, including kitchen, storage and W/C facilities.

The office is fitted to include, CAT 5E data cabling, carpeted floors, suspended ceilings with incorporated lighting, painted and plastered walls and gas fired central heating.

The premises also benefits from 3 allocated parking spaces, in addition to the communal parking of Beechill Business Park itself.

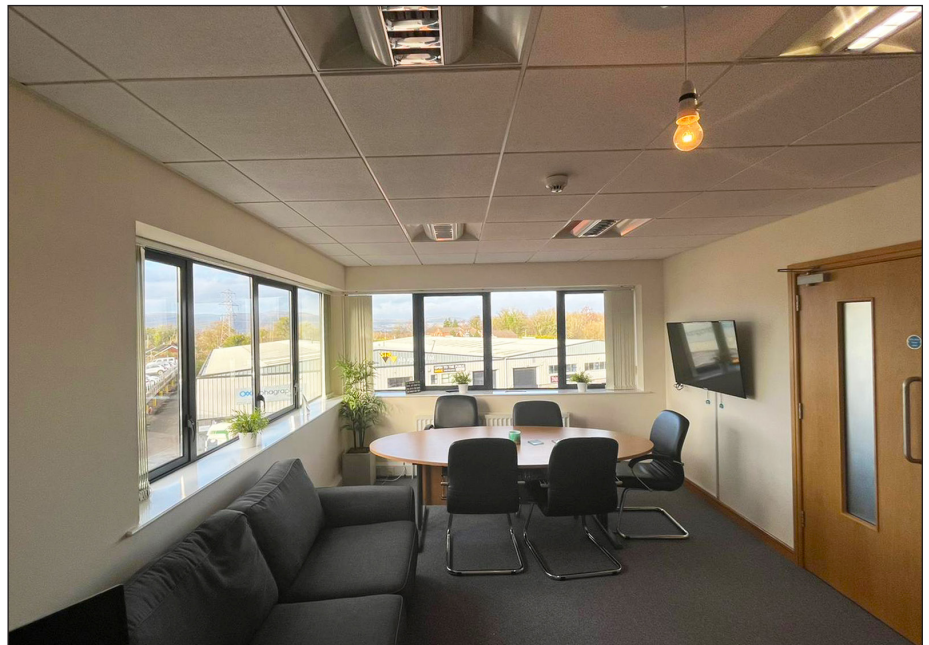
Accommodation

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
Office	763	70.9
Kitchen	60	5.6
Store	85	7.9
Total	908	84.4

Lease Details

- Rent:** £13,000 per annum exc.
- Term:** Negotiable
- Repairs:** Full repairing and insuring via service charge
- Service Charge:** Currently passing at £1,733 per annum exc. (electricity charged separately)
- Building Insurance:** c. £70 per annum exc.



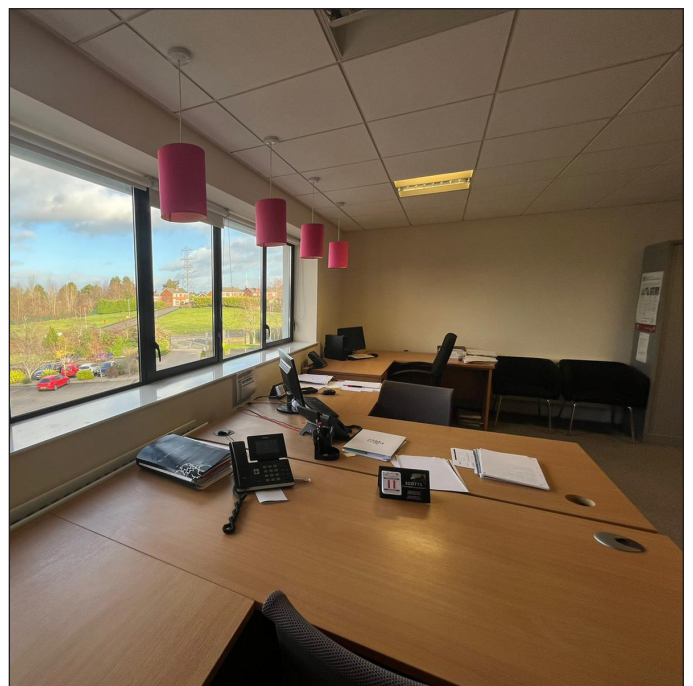
Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £9,300
Rate in the £ for 2023/2024: £0.572221

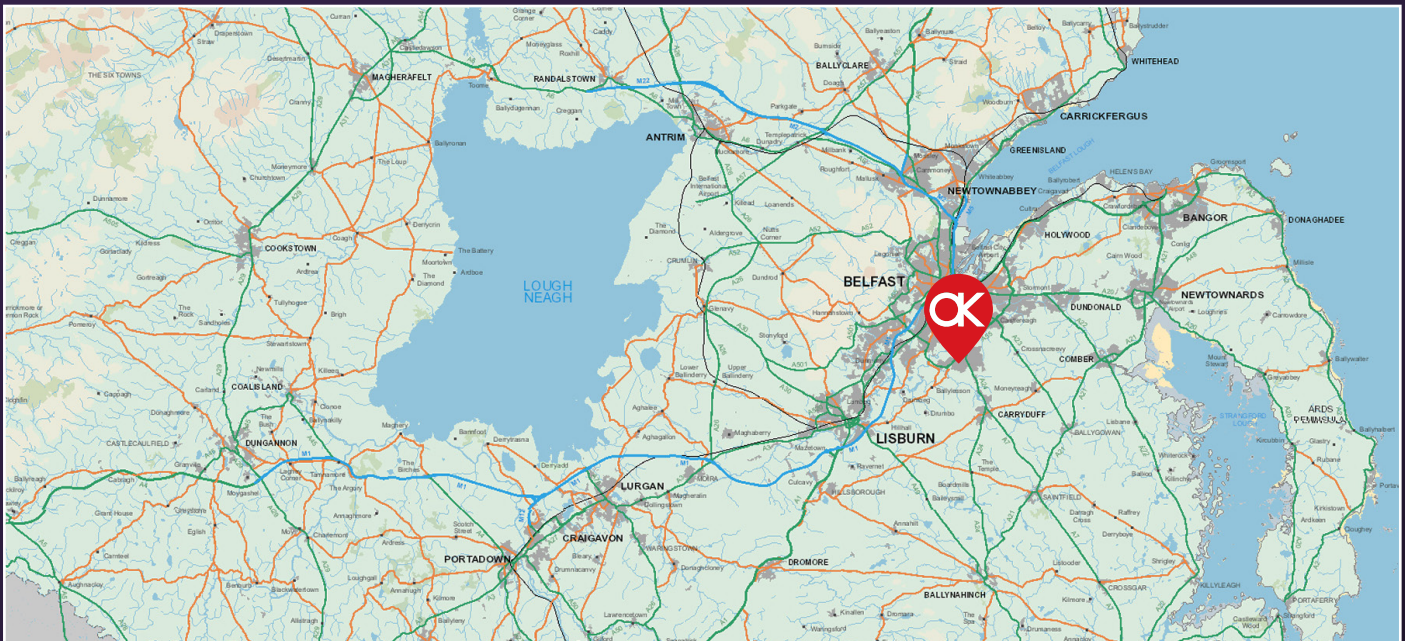
VAT

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





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.