

**FOR SALE**

**Newly Refurbished  
Offices Suites**

**42 Dublin Road  
Belfast**

C.2,000 sq.ft

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

028 9091 8257

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS





The subject property is prominently located on the Dublin Road which offers easy access to the city centre, the new Belfast Transport Hub, Botanic rail halt and Queen's University.

#### LOCATION

The locality offers a commercial mix of offices, restaurants and retail and provides an attractive working environment for companies and their staff.

As a major thoroughfare from the south of the City Hall, Dublin Road also offers excellent public transport linkages to the wider Belfast area.



This modern 6 storey building will undergo a refurbishment programme resulting in quality bespoke offices suites, fitted to an occupiers' requirements.

#### DESCRIPTION

Finishes to include

- Refurbished entrance lobby to include smart technology access controls
- Refurbished w.c facilities
- Kitchenette
- LED strip lighting (or equivalent )
- Gas central heating.
- Carpet finishes
- Power distribution
- 600x600 suspended ceiling grids or exposed if desired

CGI's produced for interperative purposes only



**FOR SALE**  
Newly Refurbished  
Offices Suites

42 Dublin Road  
Belfast

C.2,000 sq.ft

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS



## Accommodation

Net internal area

First floor	LET
Second Floor	186 Sq.m (2000 sq.ft)
Third Floor	186 Sq.m (2000 sq.ft)
Fourth Floor	186 Sq.m (2000 sq.ft)
Fifth Floor	186 sq.m (2000 sq.ft)

## Title

Long Leasehold

## Service charge

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior etc

## Price

On application



## FOR SALE Newly Refurbished Offices Suites

42 Dublin Road  
Belfast

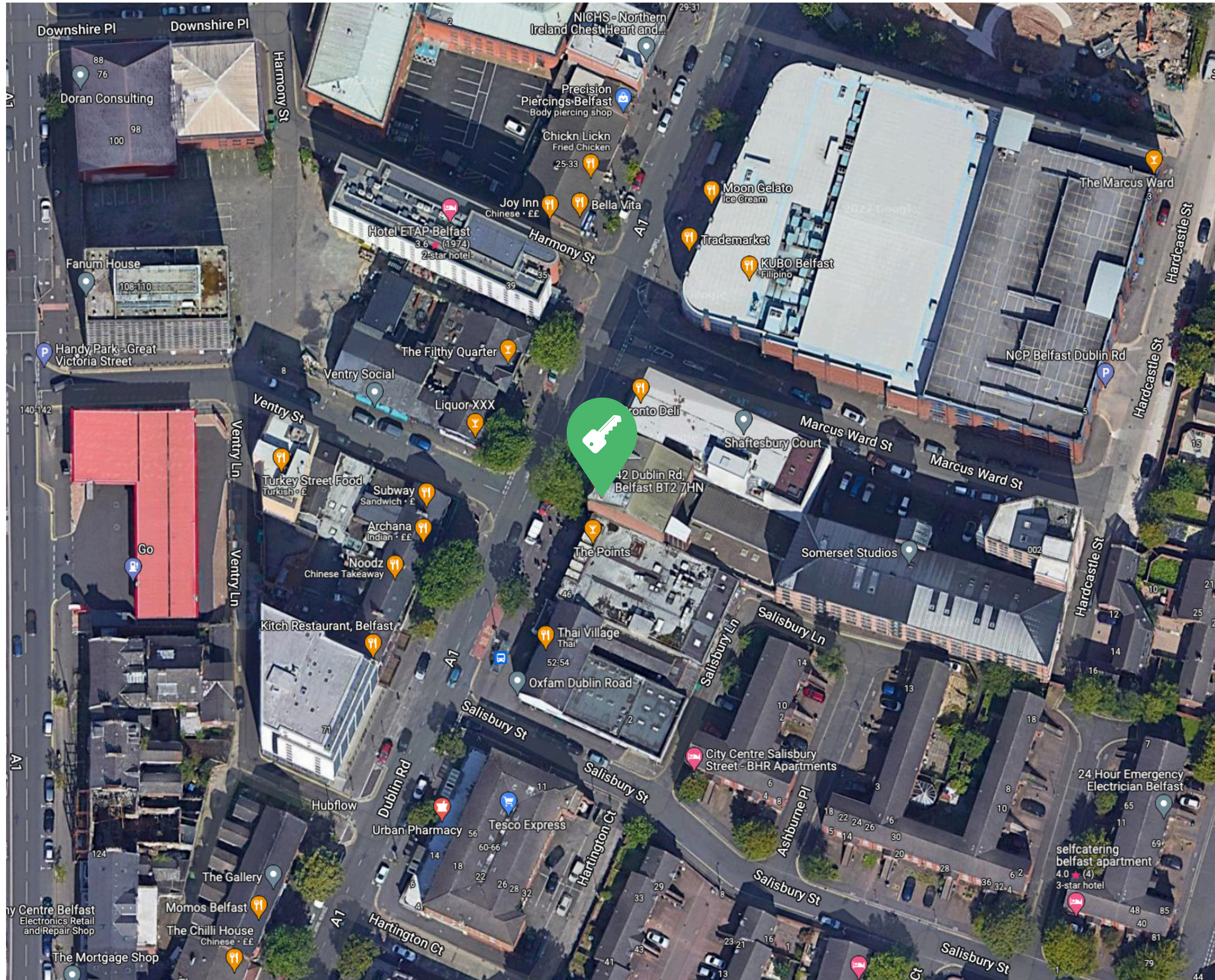
C.2,000 sq.ft

ciaran@hughescommercial.co.uk  
028 9091 8257  
www.hughescommercial.co.uk





## Location map



## FOR SALE

### Newly Refurbished Offices Suites

42 Dublin Road  
Belfast

C.2,000 sq.ft

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

028 9091 8257

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

# HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

04.



## Contact

**Ciaran Hughes**

E: [ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

M: 07712 894249

All details are provided in good faith, but Hughes Commercial for themselves, joint agents and vendors/ lessors of the property for whom they act give notice that 1. The particulars do not constitute, in whole or part, any offer of a contract or part thereof and Hughes Commercial has no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hughes Commercial, for themselves or for the vendors/lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves as to the correctness of any statements made with these particulars. 4. The vendors/lessors do not make, give or imply nor does Hughes Commercial or any person in its employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

028 9091 8257

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS