

FOR SALE/TO LET

SUPERB
REFURBISHED
OFFICE SUITES

42 DUBLIN ROAD
BELFAST
C.2-8000sq.ft

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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The subject property is prominently located on the Dublin Road

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.

CGI's produced for interpretative purposes only



FOR SALE/TO LET

Newly Refurbished Offices Suites

42 Dublin Road Belfast

C.2,000 sq.ft



Our bespoke fit out solutions offer occupiers

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



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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)



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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/ Rent

On application

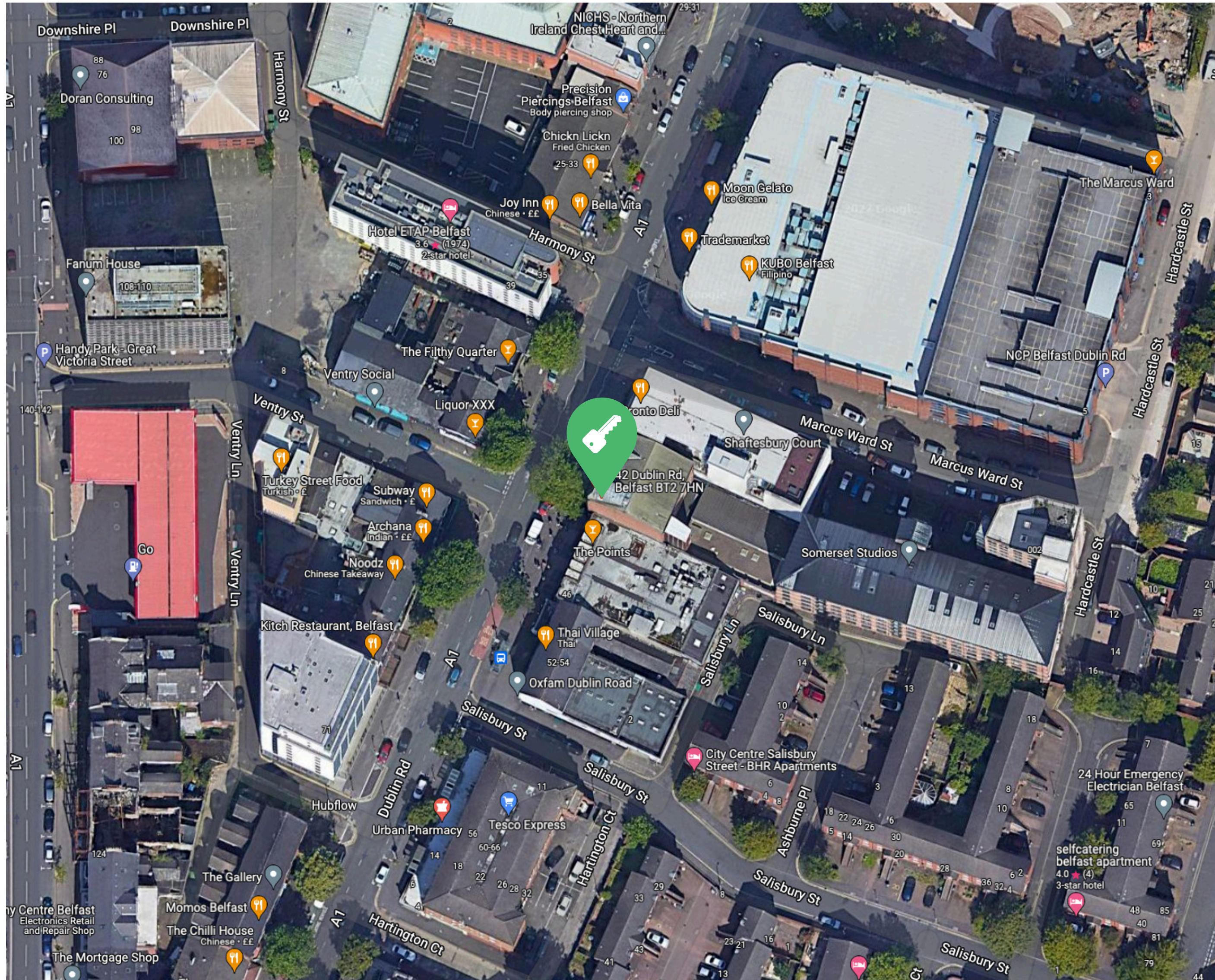


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Location map



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Contact

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