

**Superb First Floor
Office Suite with Car Parking**



To Let Office Suite with Car Parking

Lynden Gate, 50 Knockbreda Road, Belfast BT6 0JB

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



SUMMARY

- The premises occupy an excellent location, 2.5 miles south-east of Belfast City Centre fronting the Knockbreda Road, just off the Ormeau Road.
- The premises are finished to a high standard to include carpeted floors, perimeter trunking, gas fired central heating, recessed and wall lighting and kitchen and are ready for immediate occupation.
- 4 dedicated car parking spaces.

LEASE DETAILS

Term: Negotiable.
Rent: £15,600 per annum, exclusive.
Repairs & Insurance: Effectively FRI Lease by way of service charge.

ACCOMMODATION

Description	Sq Ft	Sq M
First Floor Offices	c.1,535	c.142.6
Comprising Boardroom, 4 offices, kitchen & WC and 4 dedicated car parking spaces		

RATES

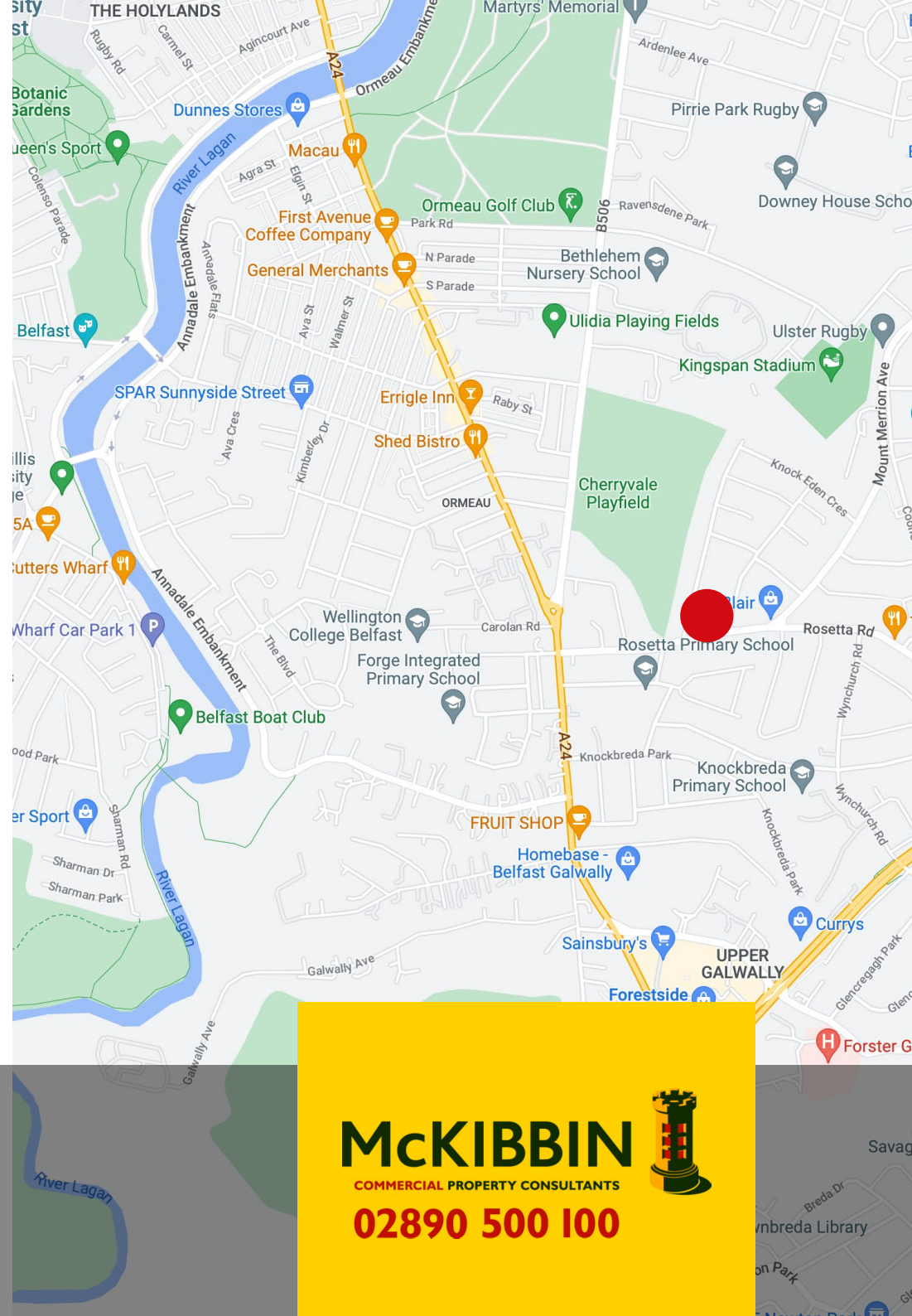
NAV: £12,700
Rate in £ 2022/23: 0.551045
Rates Payable 2022/23: £5,599
(includes 20% Small Business Rates Relief)

VAT

The property is VAT registered.

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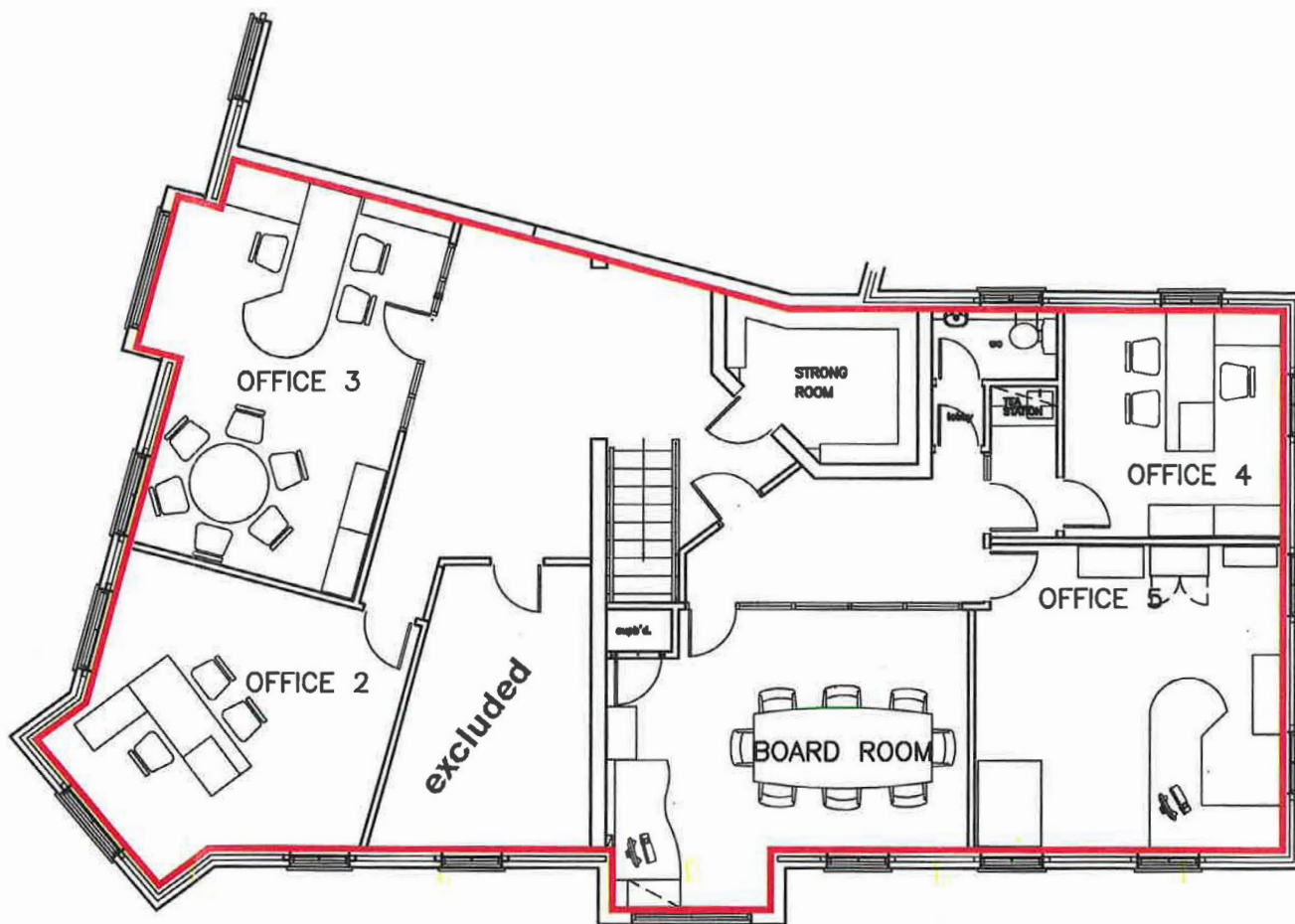


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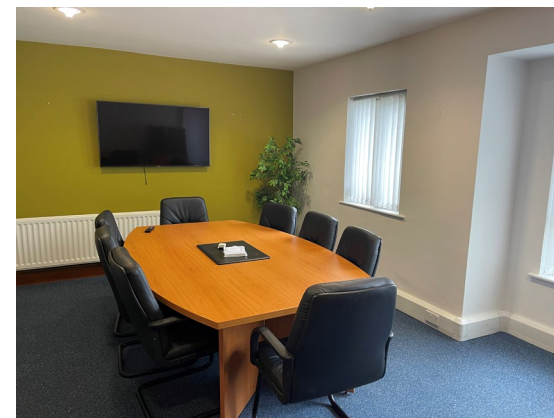


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First Floor Plan

Not To Scale. For indicative purposes only.



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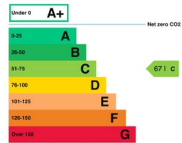


EPC

Food Floor Offices Lyndon Gate 50 MacDonnell Road Belfast BT1 6JB		Energy rating C
Valid until 30 November 2032	Certificate number 4281-3132-1352-9329-9392	
Property type B1 Offices and Workshop businesses		
Total floor area 143 square metres		

Energy efficiency rating for this property

This property's current energy rating is C.



INFORMATION

For further information please contact:

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