

8 The Mount
Belfast
BT5 4NA

Small business offices available on flexible terms



The offices are superbly situated in a convenient and highly accessible location on the fringe of the City Centre and with easy access to the City Centre, Lanyon station, the motorway network and the City Airport.

- Small to medium sized individual offices
- Suitable for 1,2 or 3 people each
- Flexible terms – no penalty charges – monthly rent
- Access to toilet facilities
- Access to tea room facilities
- Full out of hours access
- WiFi and building management services **included**

OUTLINE TERMS

- Tenancy term negotiable
- 2 months rent required as deposit
- 2 months notice required for termination
- Rent payable monthly in advance by Standing Order
- Fair usage policy applies to utilities payable by occupier (share of overall bill determined by size of office)
- Rates payable by occupier
- **Office and consulting use only**
- EPC D - 85

ACCOMODATION

Ground Floor suite

Comprises offices 1 & 2 **LET**

Office 1

(approx. 167 sq ft/ 15.5 sqm)

Office 2

(approx. 113 sq ft/ 10.5 sqm)



First Floor

Office 3

(approx 234 sq ft/ 21.8 sqm) **£450 per month**

Office 4

(approx 114 sq ft/ 10.6 sqm) **£200 per month**

Office 5

(approx 90 sq ft/ 8.3 sqm)



Second Floor

Office 6

(approx 163 sq ft/ 15.2 sqm) **£300 per month**

Office 7

(approx 89 sq ft/ 8.3 sqm)



Graphic not to scale for illustration only

VIEWING STRICTLY BY APPOINTMENT

Stuart Kane: 028 9065 3343 – 07771 607637 – stuart.kane@Let-expert.com

DISCLAIMER

Let-expert.com for themselves and for the Vendors or Lessors of the property whose agents they are given notice that;

- these particulars are given without responsibility of Let-expert.com or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Let-expert.com cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
- no employee of Let-expert.com has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property;
- VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice;
- Let-expert.com will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.