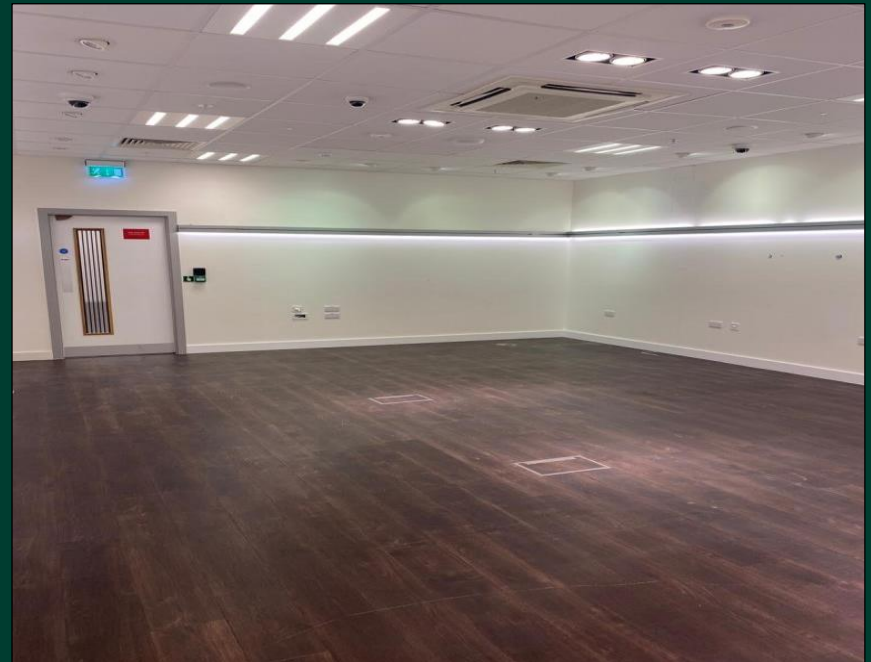


# STUDIO ACCOMMODATION - TO LET

GREENVILLE STREET, BELFAST, BT5 5LP

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

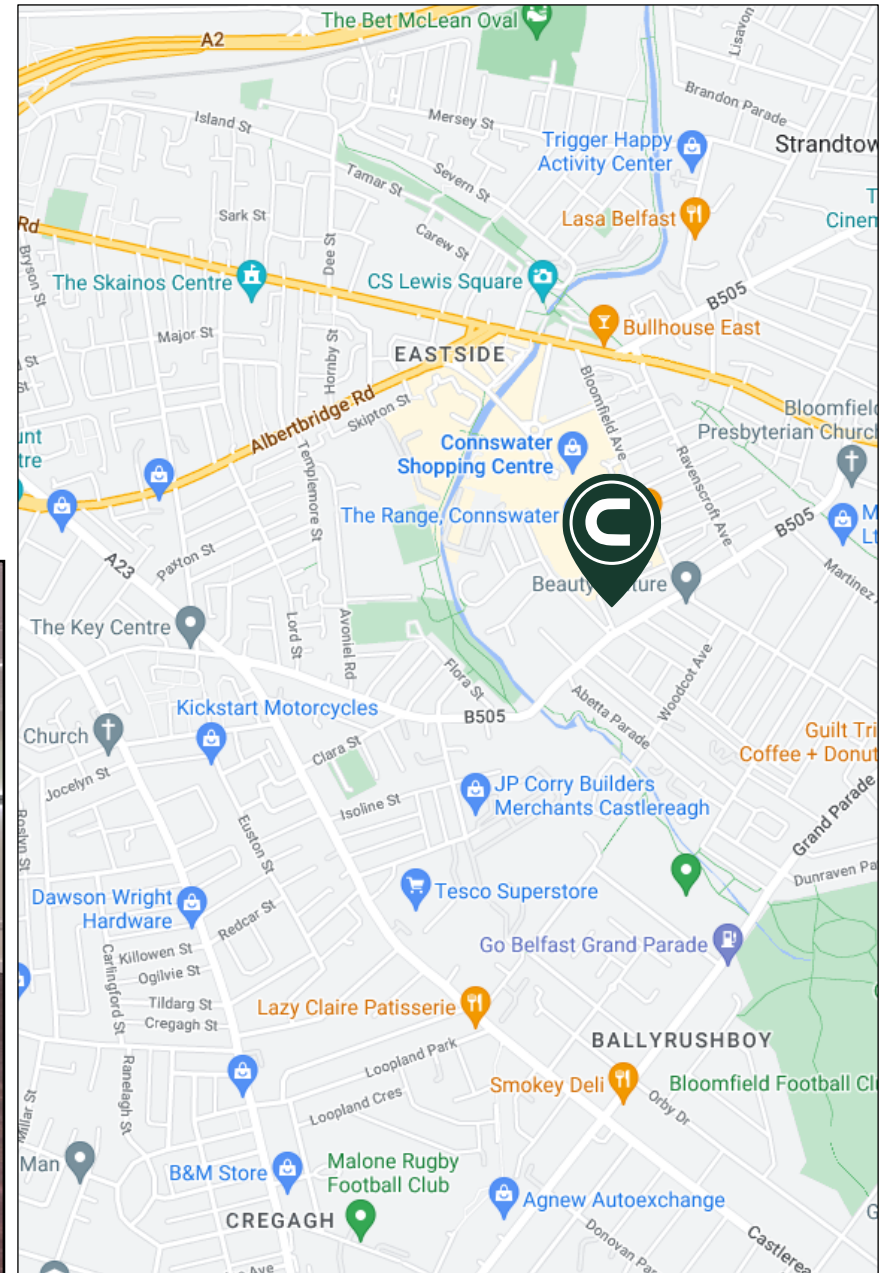


# STUDIO ACCOMODATION TO LET

GREENVILLE STREET, BELFAST, BT5 5LP

## Location

The units are located approximately 2 miles east of Belfast city centre and are well positioned for airports. Belfast City Airport is located 3.3 miles to the north, Belfast International Airport 20 miles to the west. The property is located 1.4 miles from the Sydenham junction of the M3 motorway which provides access to the regional motorway network. Europa Bus Station is located 2.3 miles west providing bus services across Northern Ireland and the Republic of Ireland. There are also numerous bus stops in the vicinity connecting to various routes across the city.



# STUDIO ACCOMODATION TO LET

GREENVILLE STREET, BELFAST, BT5 5LP

## Description

The subject comprises studio units ideal for small to medium businesses. The units range from 782 sq ft to 1,054 sq ft. The units are finished to include a mixture of laminate wooden and carpet flooring, suspended ceilings, recessed fluorescent lighting with some units benefiting from office space.

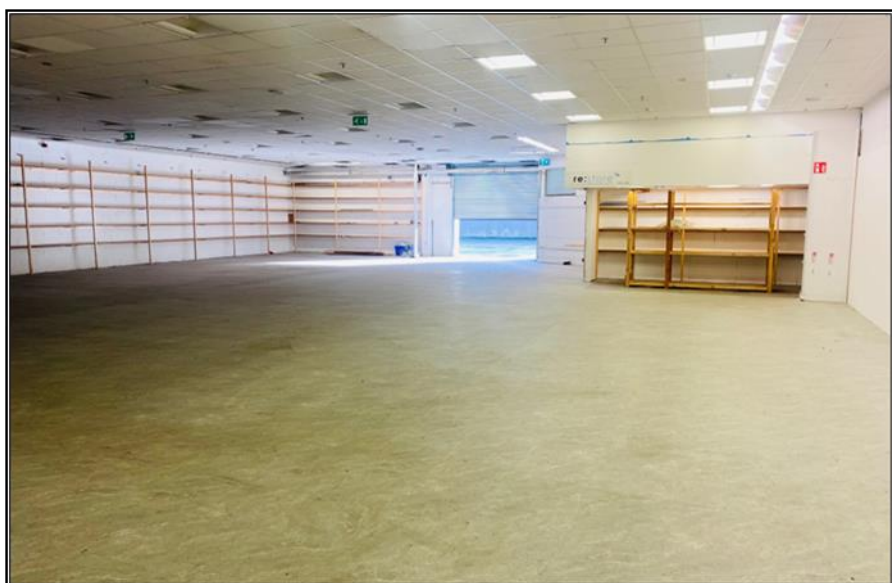
The floor to ceiling height of the units range from 2.67m to 2.97m.

## Tenure

Units are available on flexible terms.

## Rent

Please contact agents for quoting rent.



## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Accommodation

Area	Area (Sq Ft)	Area (Sq M)	Rates
Unit 3	782 Sq Ft	73 Sq M	£238
Unit 4	982 Sq Ft	91 Sq M	£260
Unit 9	600 Sq Ft	56 Sq M	£205
Unit 11	968 Sq Ft	90 Sq M	£501
Unit 15	1,054 Sq Ft	98 Sq M	£303
Unit 20	867 Sq Ft	81 Sq M	£429
Unit 49	858 Sq Ft	80 Sq M	£432

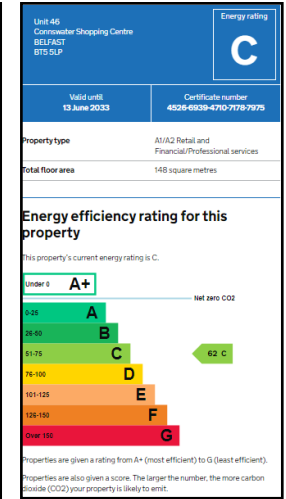
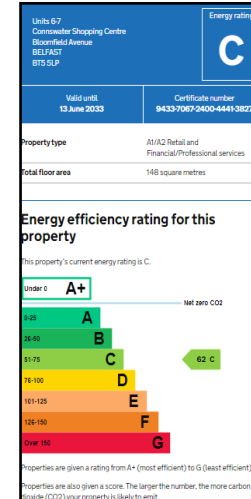
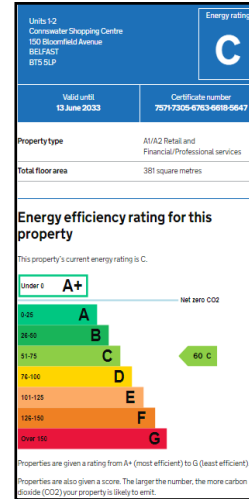
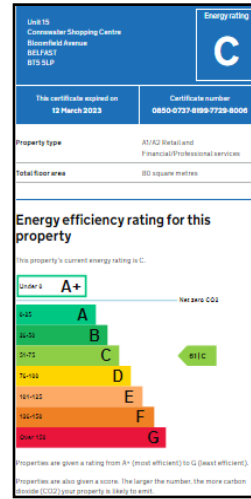
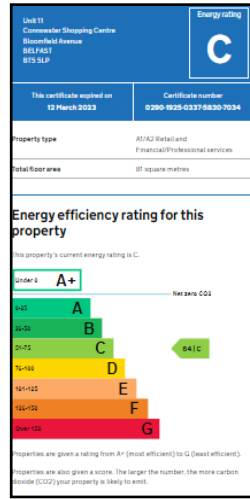
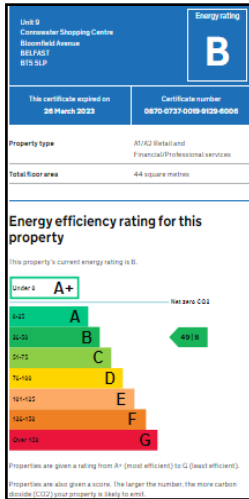
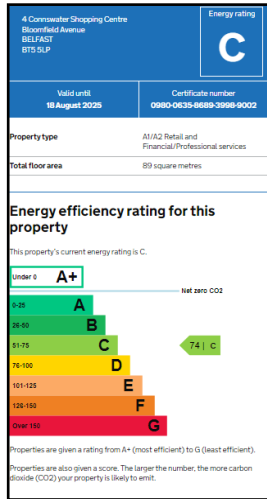
The small business rate relief scheme is available to offer support for potential tenants. Some of the units may fall under this scheme which would qualify them for a 20% discount on rates.

# STUDIO ACCOMODATION TO LET

GREENVILLE STREET, BELFAST, BT5 5LP

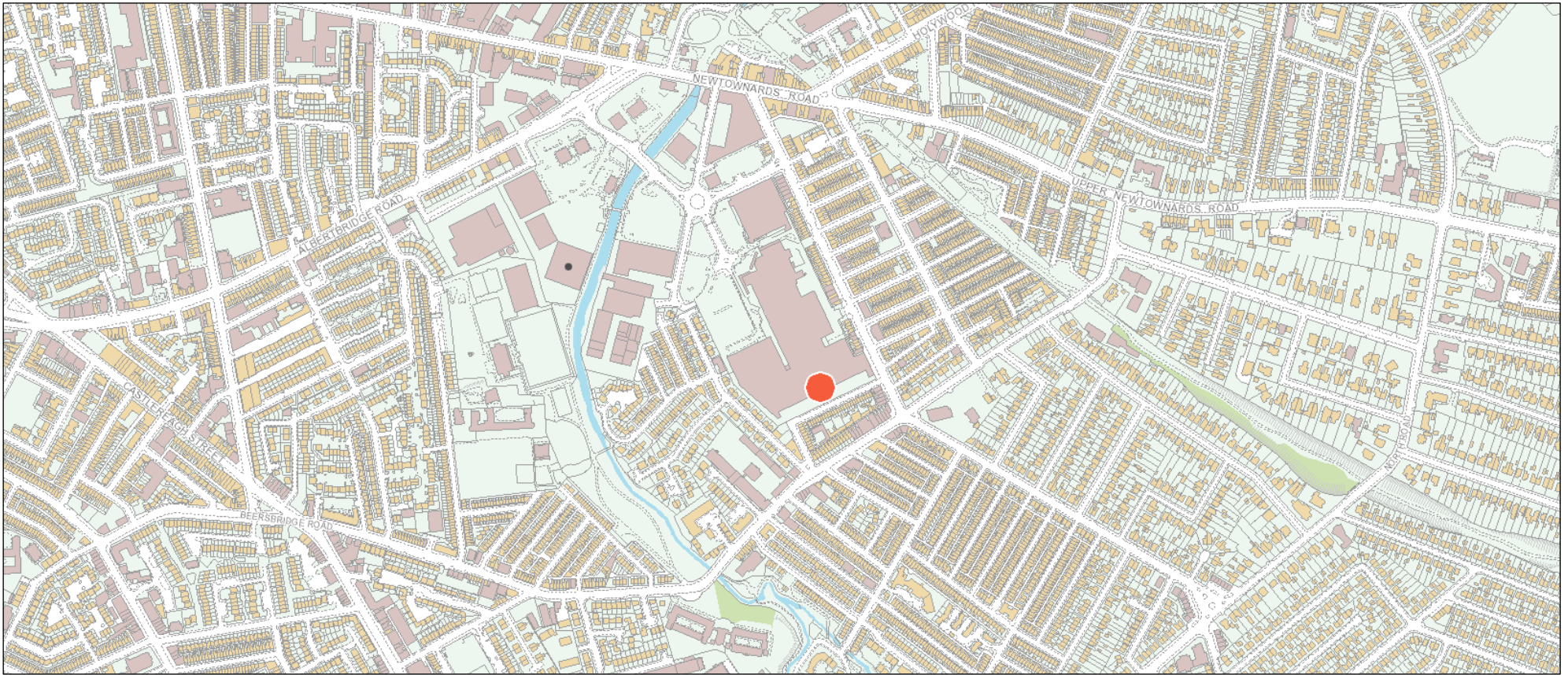
## EPC

A copy of the EPC Certificates are available below and can be made available on request.



# STUDIO ACCOMODATION TO LET

GREENVILLE STREET, BELFAST, BT5 5LP



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