

Retail/Office Unit - To Let

Retail/Office Unit 3, Twin Spires Complex



Information and Contact

Rateable Value

We are advised by Land & Property Services that the entire property has a Net Annual Value of £4500.

The rates payable on this property are £2,718.05
We advise any potential occupier to verify this prior to occupation.

Service Charge

A service charge will be levied to cover external repairs and maintenance of common areas etc
Service Charge £1400.60 per annum plus vat

VAT

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

EPC Rating

The EPC rating is pending

Ortus Property Services

Filor Building
Twin Spires Complex
155 Northumberland Street
Belfast, BT13 2JF

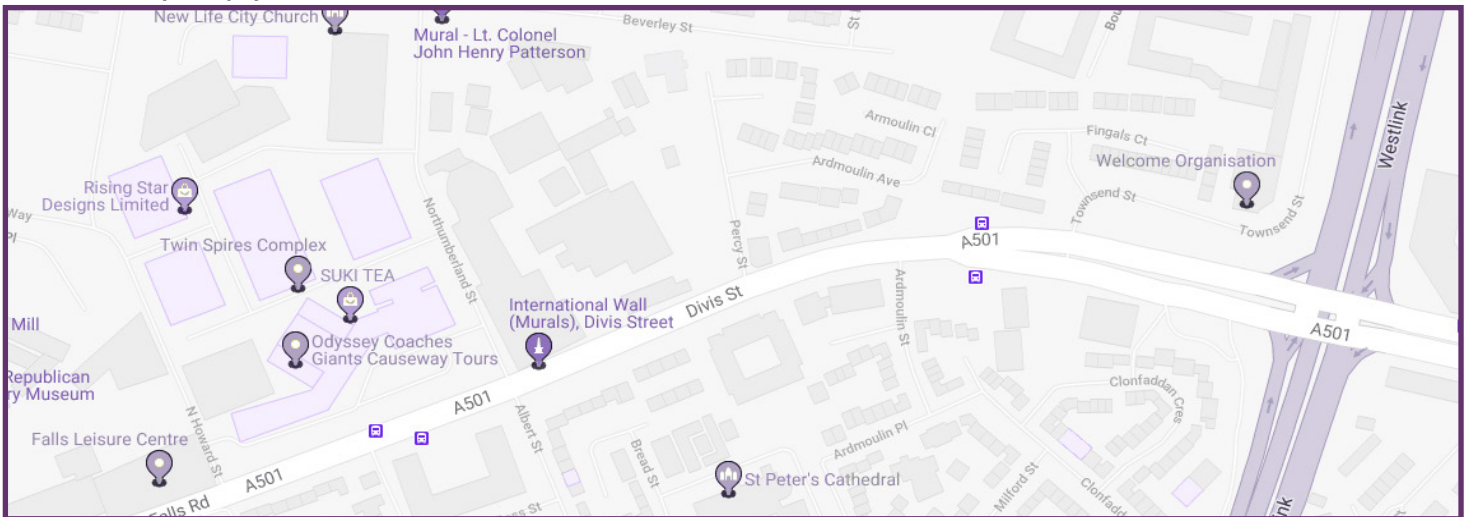
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To Let

Prominent Retail/Office Unit



Retail/Office Unit 3 Twin Spires Complex

Retail/Office Unit

745sq ft

155 Northumberland Street,

Belfast, BT13 2JF

ops
Ortus Property Services

Retail/Office Unit - To Let

Retail/Office Unit 3, Twin Spires Complex

Unit Specification

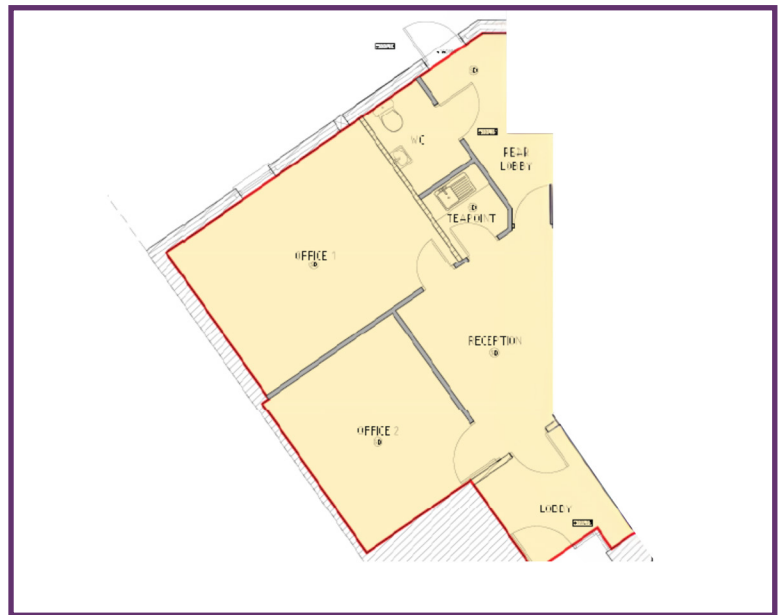
| Unit | Size (sq ft) | Rent | EPC |
|---|--------------|-------|---------|
| Retail/Office Unit 3 Twin Spires Complex | 745sq ft | £8940 | Pending |

Location

Twin Spires Complex is a multi-purpose business park located within 0.5 miles from Belfast City Centre. The Complex boasts high-quality Retail Units, Office Space and Industrial units at affordable prices.

The Complex benefits from being positioned directly adjacent to the M1 Motorway and Westlink allowing for excellent accessibility to the M2 to Belfast International airport, the docks and the M2 for Dublin.

Twin Spires Complex forecourt features many prominent local businesses including Greggs Bakery, Go Petrol Station, SPAR NI and Clonard Credit Union.



Key Benefits

- Prime retail space with busy forecourt frontage
- Ample on-site customer parking
- Located along arterial route
- Easy access to Motorway and Belfast City Centre

Description

Twin Spires Complex occupies a prominent location close to Belfast City Centre. The front forecourt is occupied by a number of prime retail and boasts ample on-site parking. Additional unit features include:

- Own door access with full glass frontage
- Access to business park through rear of unit for deliveries
- Suitable for a variety of uses, subject to necessary planning consents being attained
- Self-contained W.C. and kitchen facilities
- Prominent signage space
- Superfast broadband connections
- Postage services

Floor Plan

