



Instinctive
Excellence
in Property.

To Let

Suites Ranging From c. 2,018 – 4,036 sq ft

63 Malone Road
Belfast
BT9 6SA

OFFICE

PROPERTY NOT
ELECTED FOR VAT

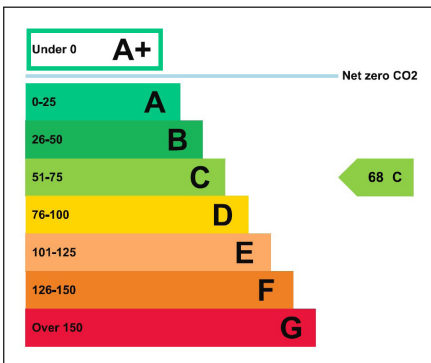


OFFICE

Location Map



EPC



Location

The subject premises is located along the Malone Road, a prominent location that is approximately 1.5 miles South of Belfast City Centre. The surrounding location comprises a mixture of commercial and residential properties that is within walking distance to Queens University, Ulster Museum and Belfast City Hospital. Motorway links via the A55 outer ring and M1 motorway are easily accessible.

Description

The subject premises is a modern 3 storey office space that has been refurbished to a high standard. Lift access, security alarms and on-site car parking spaces are also provided. The ground and first floor specification include; suspended ceilings with incorporated fluorescent lighting, carpeted floors, plastered/painted walls, kitchen and WC facilities available on each floor and air conditioning. The property would suit a variety of uses subject to obtaining any necessary statutory consents.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M	Rent (p.a.)	Service Charge (p.a.)	Car Parking
Ground Floor	2,018	187.5	£22,200	£3,996	2 spaces
First Floor	2,018	187.5	£23,000	£4,176	3 spaces
Total	4,036	375			

Lease Details

Availability: Available on a floor by floor basis
Lease Term: 5 or 10 years
Incentives: Available subject to lease and covenant strength

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value - Ground Floor: £19,100
Net Annual Value - First Floor: £19,400
Rate in the £ for 2023/2024: £0.572221

Rates Payable - Ground Floor: £10,929
Rates Payable - First Floor: £11,101

VAT

Building is not VAT registered.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.