

Northern Property

Estate Agents & Property Consultants

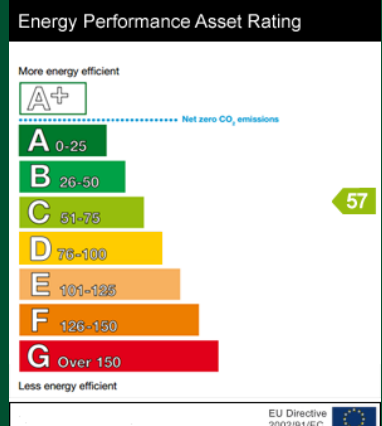


469 Falls Road
Belfast, BT12 6DD

Per Year
£13,200



- Three Storey Commercial Office Premises
- Five Rooms/Offices
- Fitted Kitchen
- Gas Heating
- Electric Roller Shutter Access
- Circa 1,236 Sqft / 114.78 Sqm
- Disabled Access
- Rates Approximately £3,497 Per Annum



Telephone: 02890 313 133
Email: office@northernproperty.com



Description

LOCATION

469 Falls Road is at the junction meeting the top of the Donegall Road, close to the Park Centre and the roundabout leading to the Whiterock in West Belfast. This premises is prominently located within a fairly populated residential area on the Falls Road within minutes from Belfast City Centre and the M1 Motorway.

DESCRIPTION

This property comprises an extensive three storey office premises; where the ground floor has a large divided office/reception area, a kitchenette, and a separate toilet. The first floor comprises two well proportioned rooms/offices and a further room/office, separate fitted kitchen and W.C on the second floor. The premises further benefits from electric roller shutter access to the front and gas central heating.

The Premises is circa 1235.5 sqft / 114.78 sqm

RENTAL PRICE - We have been instructed to seek rent of £13,200 (Thirteen Thousand, Two Hundred Pounds) Per Annum. All prices are quoted exclusive of VAT, which may be applicable.

RATES - Rates have been calculated based on the NAV of £5,800 and the annual rates being approximately £3,497 Per Annum.

FURTHER INFORMATION

For access, further information and/or register your interest, please contact:
Martin Lavery - 028 90 324 555 - martin@northernproperty.com
Carla Rafferty - 028 90 324 555 - carla@northernproperty.com



Ground Floor

ENTRANCE HALL:



1.3m x 1.88m (4' 3" x 6' 2")
Fitted Carpet, Fire Alarm Panel,
Aluminium Frame Glazed Door, Electric
Roller Shutter

OFFICE:

5.49m x 2.79m (18' 0" x 9' 2")
Carpet, Aluminium Framed Glazed Window
& Blinds, 1 Double Rad, Suspended
Ceiling, Halogen Lighting, Heat Detector,
Gas Meter,

OFFICE:

6.71m x 4.04m (22' 0" x 13' 3")
Carpet, 1 x Double Rad, Halogen Lighting,
Heat Detector



SEPARATE WC:

2.49m x 0.84m (8' 2" x 2' 9")
White 2 Piece Suite, 1 x Single Rad,
Extractor Fan, Vinyl Flooring

First Floor

HALLWAY:

8.03m x 2.26m (26' 4" x 7' 5")
Carpet, uPVC Double Glazed Window

OFFICE:

4.51m x 3.56m (14' 10" x 11' 8")
Carpet, 4 x uPVC Double Glazed Windows,
Blinds, Double Rad, Halogen Lighting

OFFICE:

3.57m x 3.42m (11' 9" x 11' 3")
Carpet, 1 x Double Rad, Halogen Lighting

Second Floor

OFFICE:

4.52m x 3.6m (14' 10" x 11' 10")
Carpet, 1 x Double Rad, Halogen Lighting

KITCHEN:





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



Northern Property



West Belfast

263 Falls Road
Gaeltacht Quarter
Belfast, BT12 6FB
T: 90 324 555
E: info@northernproperty.com
Twitter: @propertyni



City Centre

46 Hamilton Street
Linen Quarter
Belfast, BT2 8LP
T: 90 313 133
E: office@northernproperty.com
Twitter: @propertynicc

northernproperty.com

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