



**Instinctive
Excellence
in Property.**

To Let

**Ground Floor Office Suite
c. 1,704 sq ft (158.37 sq m)**

Aisling House
50 Stranmillis Embankment
Belfast
BT9 5FL

OFFICE



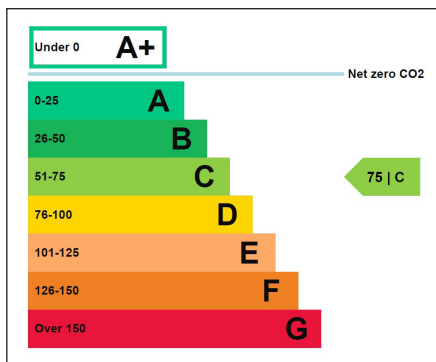
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OFFICE

EPC



Location

The office space is conveniently situated on Stranmillis Embankment with close proximity to Stranmillis University and immediately adjacent to local amenities such as 5A Café and Anytime Fitness. Other occupiers within the premises include Maneely McCann, Commscope and Keystone Law.

Additionally, the property is easily accessible being only 2 miles from Belfast City Centre.

Description

The available ground floor space currently has a showroom / main office area, 2 existing workshops that could be easily converted to individual office suites and existing office and board room areas.

The property has recently been fitted out to a high specification to include:

- Raised access flooring
- Suspended ceilings
- Recessed lighting
- Heating/cooling air conditioning system
- Kitchen/WC facilities

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
Ground Floor	1,704	158.37

Lease Details

Rent:	£25,000 per annum exc
Term:	Negotiable
Repairs:	Full repairing insuring via service charge
Service Charge:	Estimated at roughly £1,236 per annum exc
Car Parking:	TBC

Rates

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

Net Annual Value:	£21,300
Rate in the £ for 2023/2024:	£0.572221
Estimated rates payable:	£12,188

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

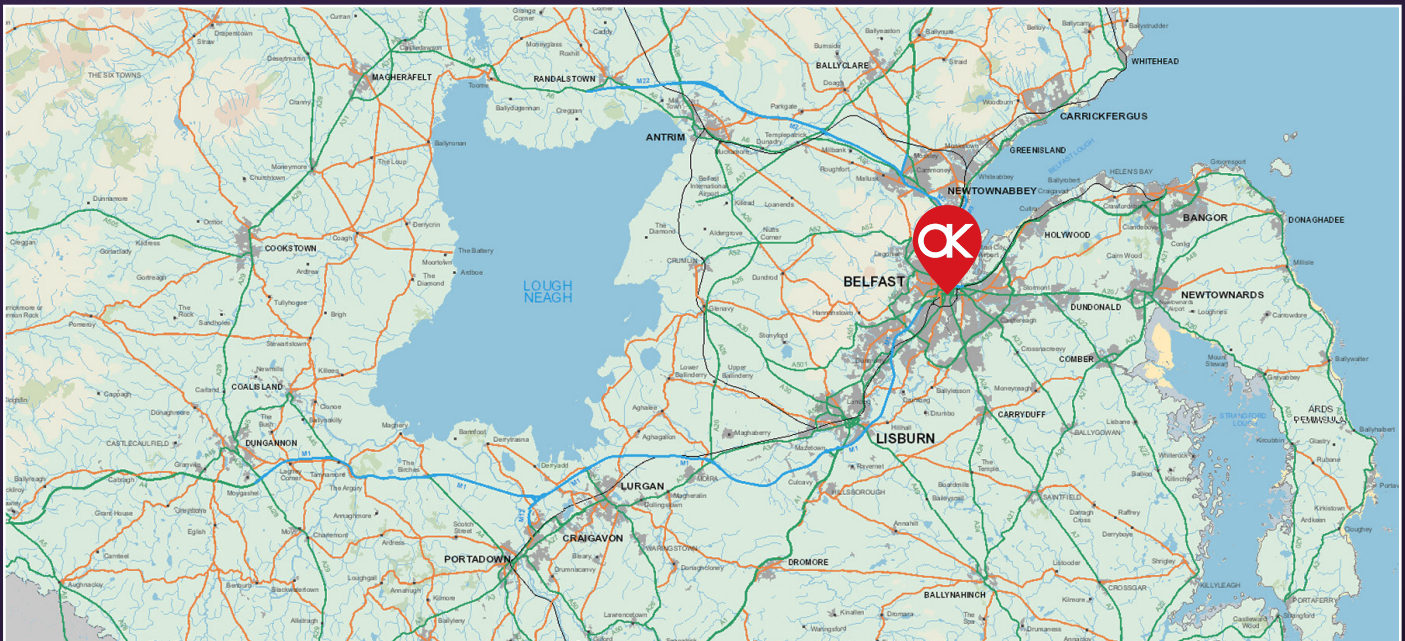
Anti-Money Laundering

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.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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

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