

**OK  
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**TO LET**

## **27–29 Gordon Street, Belfast, BT1 2LS**

Refurbished Grade A 1st Floor Office Suite of c. 2,247 sq ft & 2nd Floor Office with 3rd Floor Storage of c. 1,288 sq ft with on site car parking of up to 8 spaces available by way of separate licence.

# LOCATION

Located in Belfast's Cathedral Quarter which is the artistic and cultural heart of the city, renowned for its vibrant restaurants, hotels, bars and entertainment venues such as The MAC Arts Centre,

The subject is also in close proximity to St Anne's Square, Victoria Square Shopping Centre and the new University of Ulster Campus with abundant public parking nearby and quick and convenient access to the M1 / M2 interchange.

# DESCRIPTION

Internally the refurbished first floor accommodation is finished to a grade A standard with double glazed windows, wood laminate flooring, oil fired central heating and is accessed off a secure intercom controlled communal entrance with passenger lift.

Nearby office occupiers include Hoffman Patterson Solicitors, Labour Relations Agency and Worthingtons Solicitors.

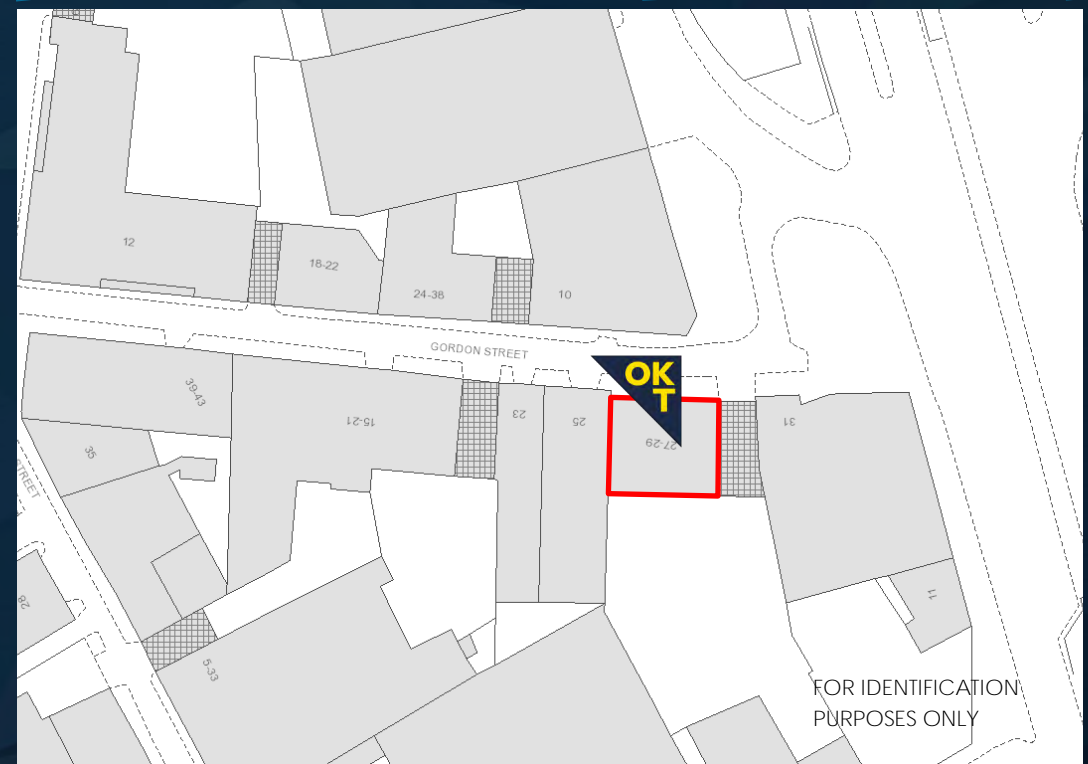
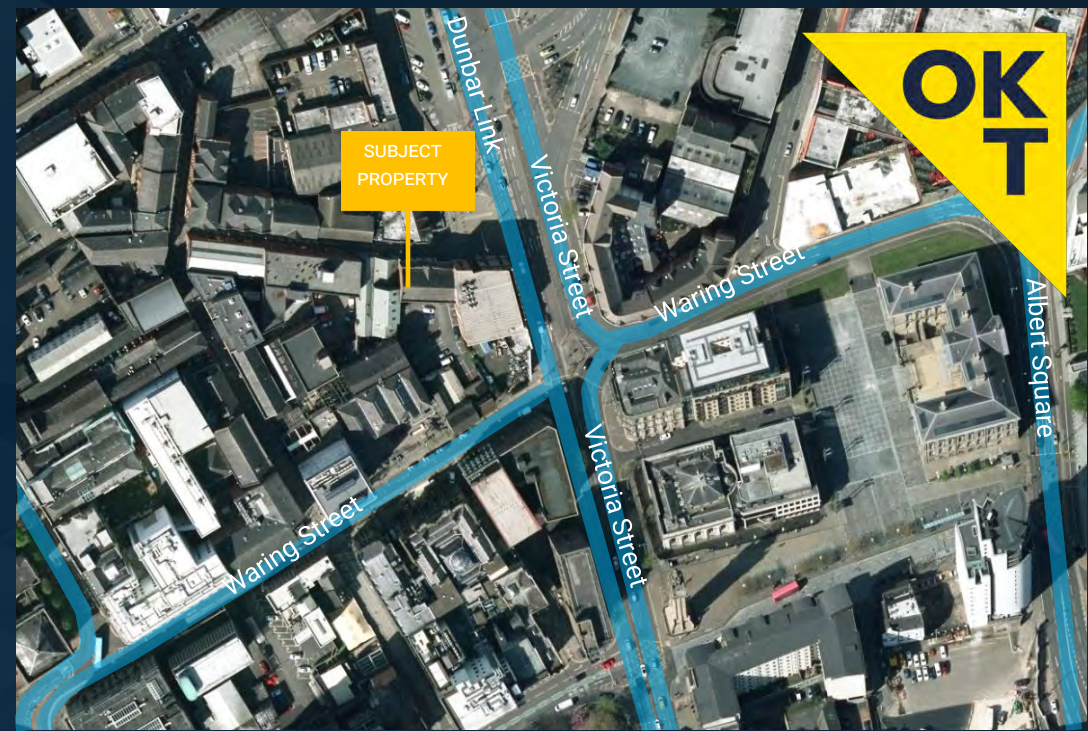
# ACCOMMODATION

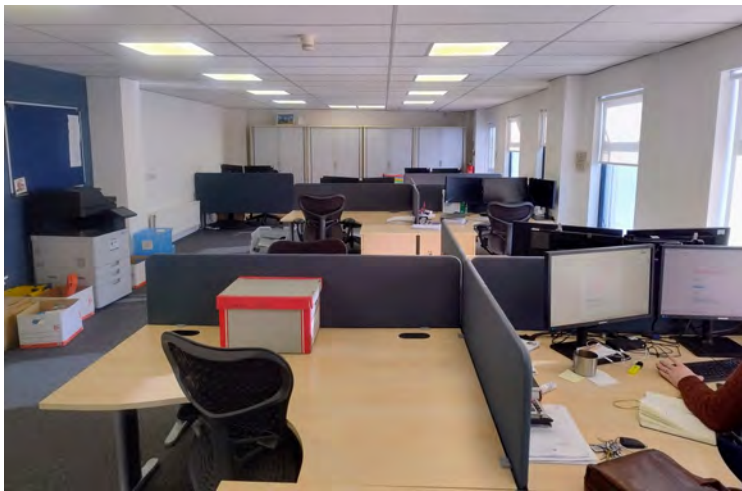
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
FIRST FLOOR (comprising reception, open plan office, boardroom, 2 no private offices and store)	c. 209 sq m	c. 2,247 sq ft
SECOND FLOOR (comprising open plan office)	c. 40 sq m	c. 432 sq ft
MEZZANINE STORES	c. 80 sq m	c. 856 sq ft
<b>TOTAL ACCOMMODATION</b>	c. 329 sq m	c. 3,535 sq m
CAR PARKING - Up to 8 no. on site spaces available by separate licence at £1,400 pa plus VAT each		

## 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 5 years from when you cease to have a contractual relationship with OKT. 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.

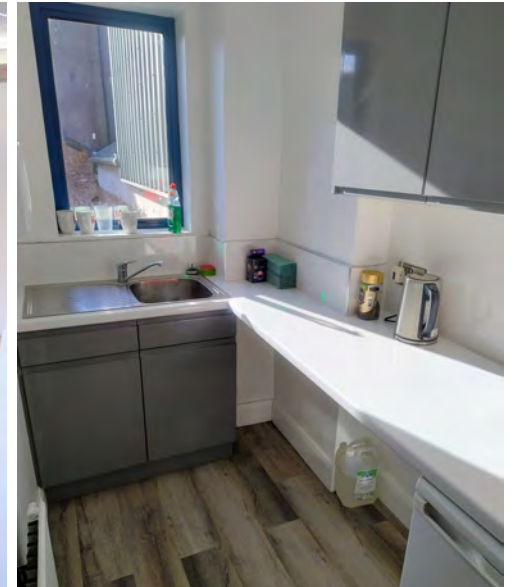
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Refurbished Grade A 1st Floor Office Suite of c. 2,247 sq ft & 2nd Floor Office with 3rd Floor Storage



# LEASE DETAILS

RENT: 1st Floor: £33,750 per annum  
2nd Floor & Mezzanine Store: £9,000 per annum

TERM: Negotiable

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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

## NAV (RATES PAYABLE)

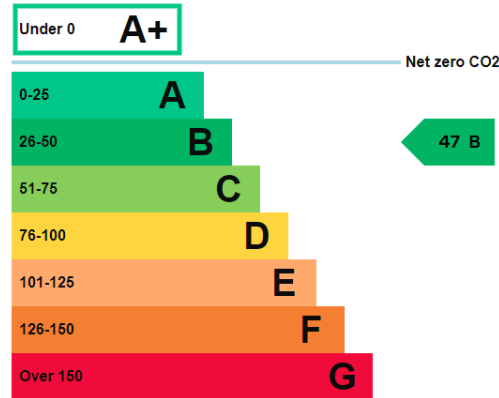
To be re-assessed.

1st Floor: Est to be c. £24,000 (Est. rates payable £13,733.30)

2nd Floor & Mezzanine Stores: Est to be c. £9,000 (Est. rates payable c. £5,149.99)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's energy rating is B.



## FURTHER INFORMATION

**IAIN MCCABE**

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**JAMES CHRISTIE**

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### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.