

TO LET – THE ARENA BUILDING

85 ORMEAU ROAD, BELFAST, BT7 1SH

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prominent landmark location within South Belfast
- On site car parking available together with easy access to public transport
- Floors ranging from 4,182 sq ft to 8,522 sq ft

Location

The subject property is located on the corner of McClure Street and Ormeau Road in South Belfast. The well-established area is located 0.7 miles from Belfast City Centre and is convenient to Botanic Rail Station, Lanyon Place Rail Station, Belfast City Airport and the motorway infrastructure.

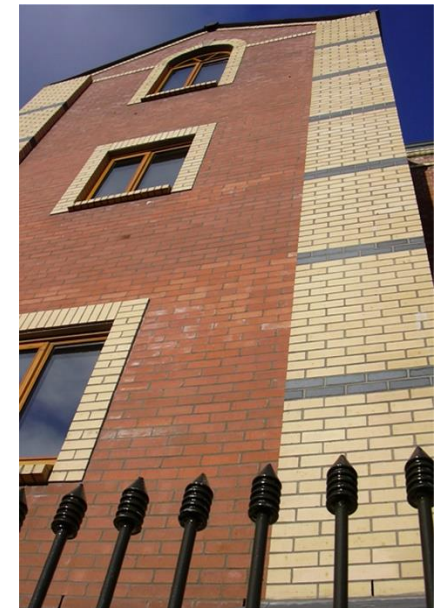
Occupiers already in the building include Mutual Energy and Gas Market Operator NI. Occupiers in the vicinity include DNT Chartered Accountants, HMC Constructions Ltd and the Northern Ireland Environment Agency.

Description

The Arena Building is a prominent landmark building in South Belfast. It is a blend of the history of the city and the fusion of a modern extension to create a vibrant contemporary office building. Access to the main reception is from McClure Street.

Each floor will benefit from 5 dedicated parking spaces, with 38 carparking spaces in total on-site.

Internally the finishes include suspended ceilings with recessed fluorescent lighting, fully raised access flooring throughout, with carpet finish, plastered and painted walls, ladies/gents/disabled WC's, gas fired heating throughout, an 8 person lift serving all floors and a high quality reception and entrance foyer.



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Tenure

Rent	£15 per sq ft, per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc

Ratable Value

We have been advised by Land and Property Services that the estimated rateable value for the Second Floor is £57,000. The rate in the £ for 2023/24 is £0.563645. Therefore, the rates payable for 2023/24 is £32,616.

We have been advised by Land and Property Services that the estimated rateable value for the Third Floor is £52,700. The rate in the £ for 2023/24 is £0.563645. Therefore, the rates payable for 2023/24 is £30,156.

Accommodation

Area		
Second Floor	4,340 Sq Ft	403 Sq M
Third Floor	4,182 Sq Ft	388 Sq M

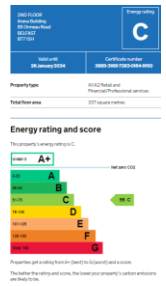
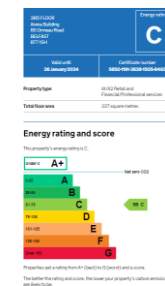


VAT

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

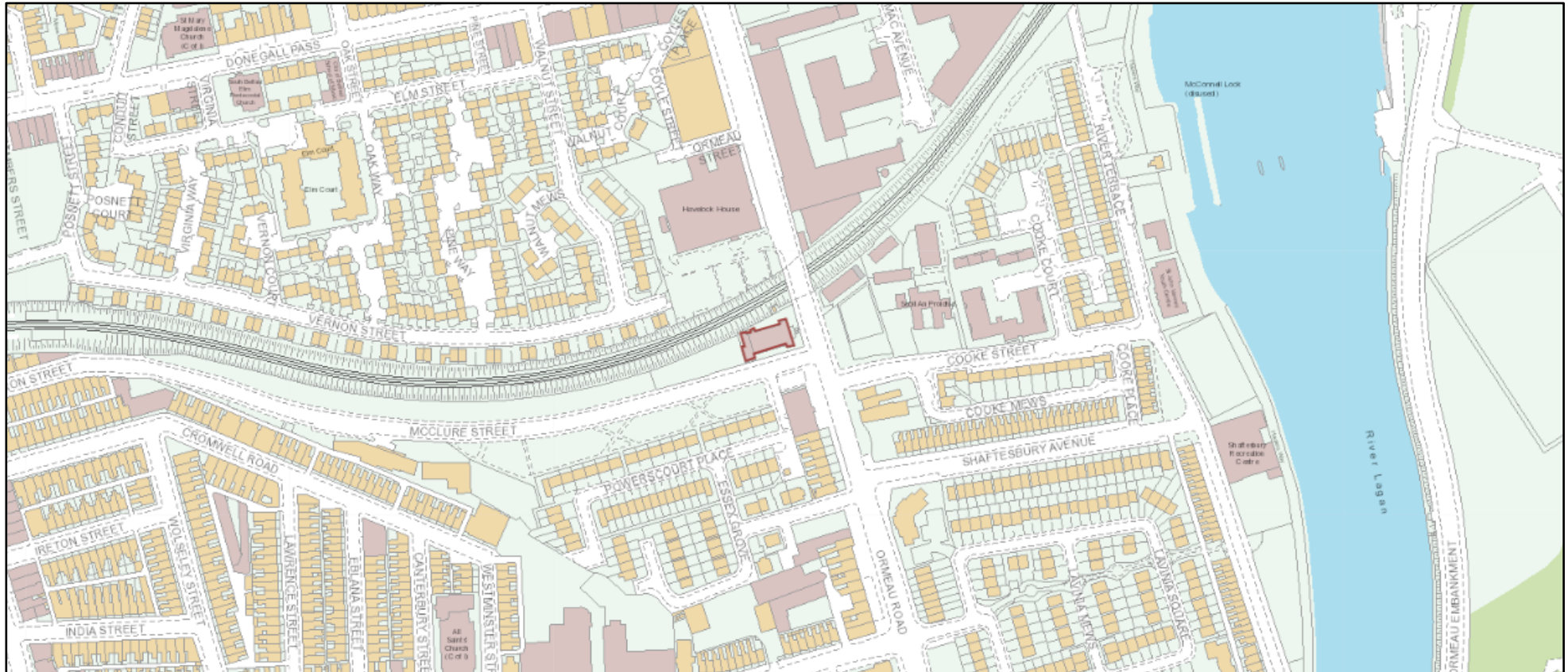
EPC

A copy of the EPC certificates are shown and can be made available upon request.



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