



**FOR SALE / TO LET**

**First Floor, Venture Gate, 32-36 Dublin Road, Belfast, BT2 7HN**

Prominent Office Accommodation extending to c. 4,200 sq ft (395 sq m)

# LOCATION

**Belfast, the capital of Northern Ireland is the largest urban settlement within Northern Ireland, having a population of c. 670,000 within its Metropolitan area.**

Dublin Road forms part of the golden mile, connecting the university quarter with the city centre. The surrounding area is occupied by a range of office, retail and leisure occupiers.

The subject benefits from excellent transport links . The new Weavers Cross development is less than half a mile from the subject and is an important step for transport links / infrastructure in the area. Venture Gate is a five minute walk from both Botanic Train Station and Great Victoria Bus and Rail Station.

Venture Gate occupies a prominent corner site on the Dublin Road with neighbouring occupiers including Creative Labs, BBC, Hubflow and Trade Market.

There is a large multi storey car park situated adjacent to Venture Gate with further car parking facilities in close proximity.

# DESCRIPTION

The subject is the first floor of an 8 storey mixed use building, the ground floor is occupied by Lava House café, Drone Factory are located on the second floor with the remainder of the building in residential use.

The offices are serviced by an Otis 8 person passenger lift and intercom entry system. The current fit out includes raised access floors with carpet covering, suspended ceilings, florescent lighting, air-conditioning and large uPVC double glazed windows providing excellent natural lighting.

Accommodation comprises private lobby with male and female WC facilities, reception area, open plan offices, kitchenette, 3 no. meeting rooms and 2 no. private offices.

# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

First Floor Offices

c. 395 sq m

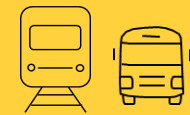
4,200 sq ft



C. 10 MINS WALK TO  
BELFAST CITY CENTRE



M1 & M2 MOTORWAYS  
ARE ACCESSED WITHIN 2  
MINUTES VIA WESTLINK



GREAT VICTORIA ST BUS &  
RAIL STATION / LANYON  
RAIL STATION AND BUS /  
METRO SERVICES ALL IN  
CLOSE PROXIMITY



C. 15 MINS DRIVE TO  
BELFAST GEORGE BEST  
CITY AIRPORT

# LEASE DETAILS

RENT: £50,000 per annum  
TERM: Negotiable  
REPAIRS / INSURANCE: Effective full repairing and insuring by way of service charge liability  
SERVICE CHARGE: £1.50 per sq ft (approximately)

# SALES DETAILS

PRICE: Offers in the region of £525,000  
TITLE: Assumed freehold  
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

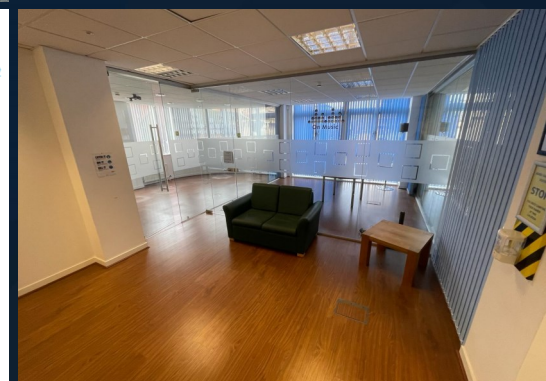
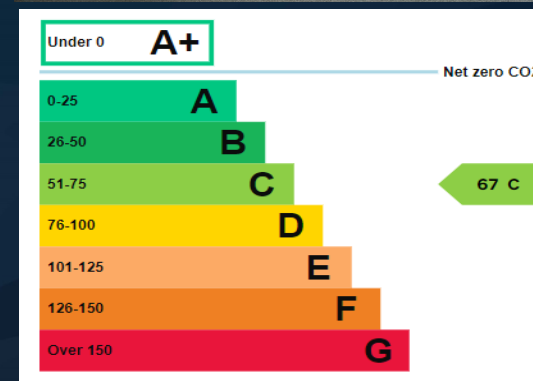
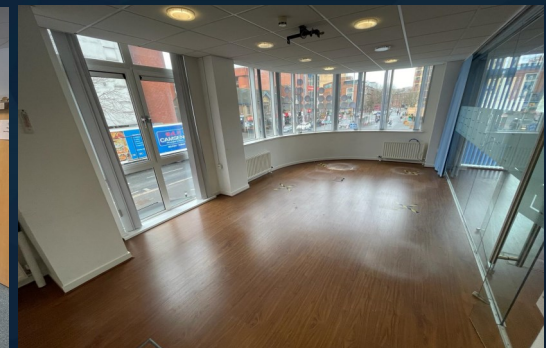
NAV: £56,600.

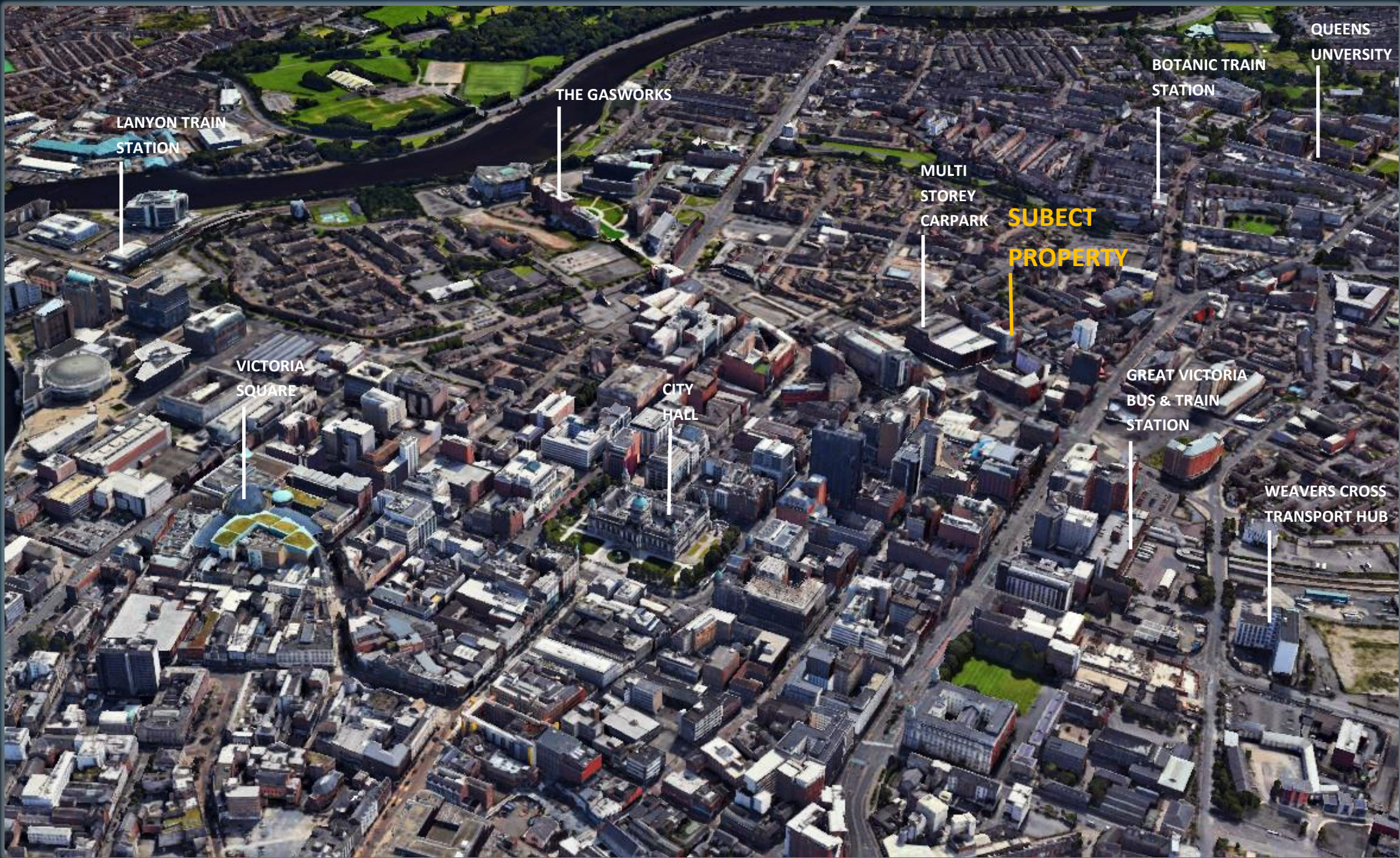
Estimated rates payable in accordance with LPS Website: £32,387.71

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

**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/uksi/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.

REF: 9772





LANYON TRAIN STATION

THE GASWORKS

MULTI STOREY CARPARK

**SUBJECT PROPERTY**

BOTANIC TRAIN STATION

QUEENS UNIVERSITY

VICTORIA SQUARE

CITY HALL

GREAT VICTORIA BUS & TRAIN STATION

WEAVERS CROSS TRANSPORT HUB



# FURTHER INFORMATION

**OK  
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For further information / viewing arrangements please contact:

**RACHEL MORRELL**

rachel.morrell@okt.co.uk

**JAMES CHRISTIE**

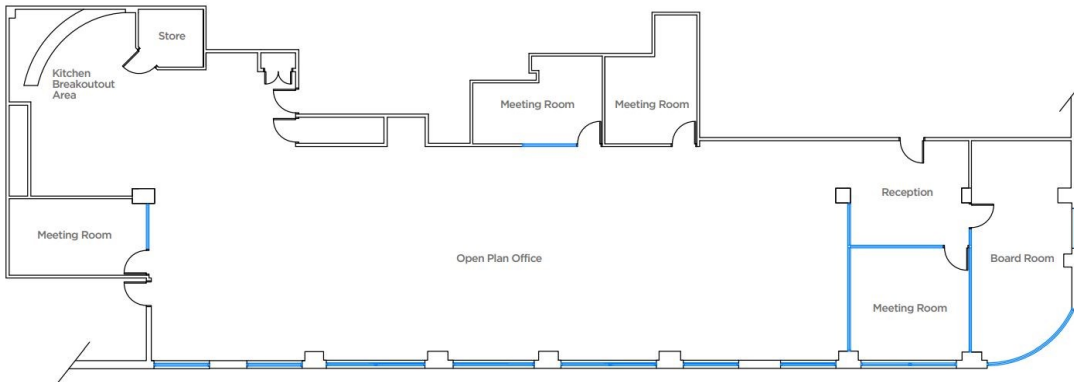
james.christie@okt.co.uk

**028 9024 8181** okt.co.uk

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ



**First Floor Layout Plan**

JOINT AGENT

**ROBERT TOLAND**

robert.toland@cushwake-ni.com

028 9023 3455

cushmanwakefield-ni.com

 **CUSHMAN &  
WAKEFIELD**

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