

TO LET



**First Floor Office
Accommodation of
1,504 sq ft (139.7 sqm)**

**Unit 5A
The Blackstaff Stop
129 Springfield Road
Belfast
BT12 7AE**

- Excellent first-floor office suite occupying a prominent and highly visible position on Springfield Road.
- Suitable for a wide variety of uses subject to the necessary planning consents.

LOCATION

The subject occupies a highly visible location within the busy Blackstaff Mill commercial complex. The premises is located in one of the city's most popular residential locations and is easily accessible being situated on the Springfield Road which runs directly into Belfast City Centre.

DESCRIPTION

The office suite is located on top of a parade of business units. Internally the property is fitted with a mixture of open plan office space and individual office / meeting rooms. Access is provided via a glazed aluminium framed pedestrian door with intercom access and roller shutter door.

Internally, the space is finished to include plastered & painted walls, suspended ceiling with integrated fluorescent lighting, perimeter trunking and carpeted floors.

The property also further benefits from kitchen and W.C facilities.

LEASE DETAILS

Rent: £13,000 + VAT exclusive.

Term: Subject to negotiation.

The space will be offered on an effective Full Repairing and Insuring basis via service charge.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Currently estimated at £1,820 + VAT per annum for 2024.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Currently estimated at £1,133.87 + VAT per annum for 2024.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Main Office	c. 892	82.9
Meeting Room 1	c. 436	40.5
Meeting Room 2	c. 129	11.9
Kitchen	c. 47	4.4
W.C.		
Total Internal Area	c. 1,504	139.7

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £10,100.

The current commercial rate in the pound is £0.599362 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated to be £6,053.56.

Interested parties are advised to make their own enquiries in respect of rates.

VAT

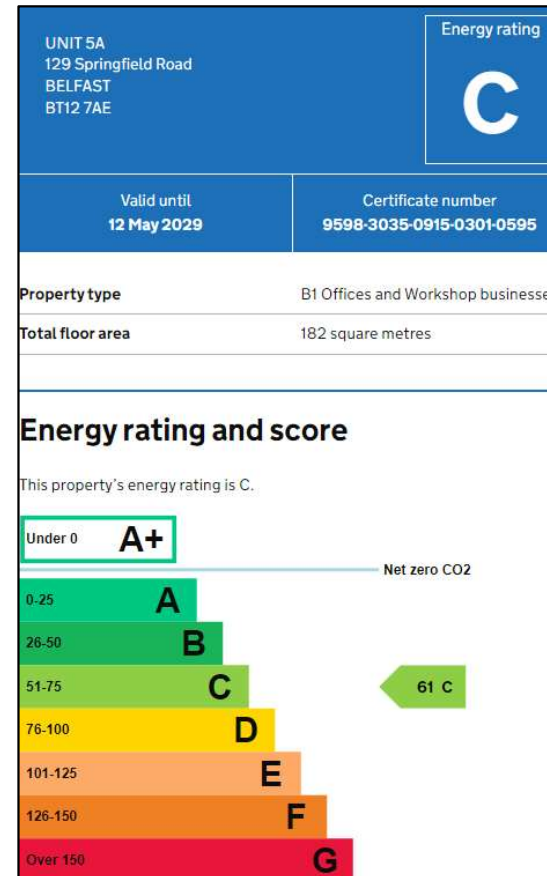
All prices and outgoings stated are exclusive of VAT, which is chargeable.



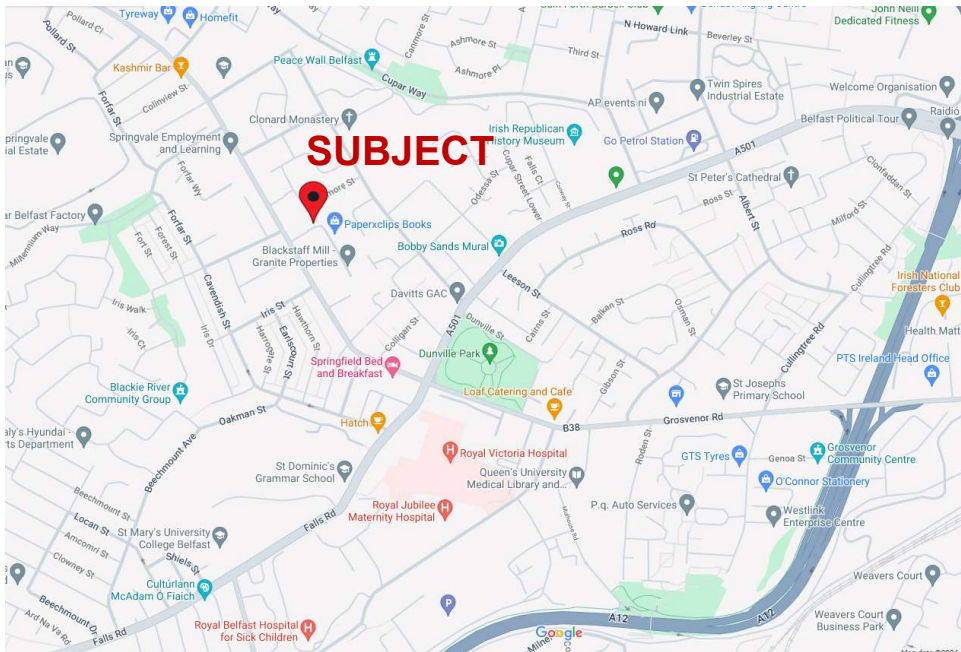
EPC

The property has an energy performance rating of C61.

The full certificate can be made available upon request.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Cormac McElroy / Ross Molloy

Tel: 07443 084671 / 07443 085690

Email: cormac.mcelroy@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX

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 McConnell Property. 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.