McConnell () JLL Alliance Partner





Prominent Self-Contained First Floor Office Accommodation c. 1,504 sq ft (139.7 sq m)

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

- Excellent first floor office suite occupying a ٠ prominent and highly visible position on the 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 atop 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.

ACCOMMODATION

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

McConnell

III Alliance

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 \pounds 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 \pounds 1,133.87 + VAT per annum for 2024.

VAT

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



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 £0.626592 (2025/2026).

Therefore, the rates payable for 2025/2026 are estimated to be £6,328.58.

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

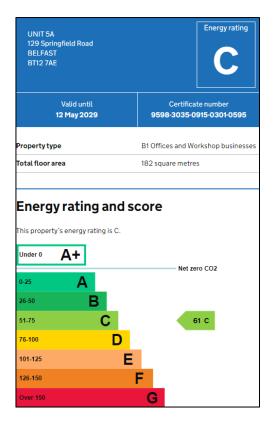
EPC

The property has an energy performance rating of C61.

McConnell

JLL Alliance Partner

The full certificate can be made available upon request.



LOCATION



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 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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are given notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facility, fixtures or therwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or retain any contract whatsoever in relation to the property in respect of any prospective purchases or letting including in respect of any reseale potential or value or at all. (iv) Property with respects of death or personal injury caused by the negligence of McConnell Property. (iii) No the lable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given and any statement or any any artification or scener of works or agents, infrastructure or services or information and prospective buyers or tenants must satisfy themselves concerning the correct VAT position. (v) Except in respect of the property save to the extent that any statement or information are given and any there are given and any there are or tenants must satisfy themselves concerning precorder save and the respect o

VIEWING

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

McConnell ()JLL



JLL Alliance Partner

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