

To Let

Urban Offices within a Period Building
The Arena Building, 85 Ormeau Road, Belfast BT7 1SH



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Summary

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

Location

Belfast is the Capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems.

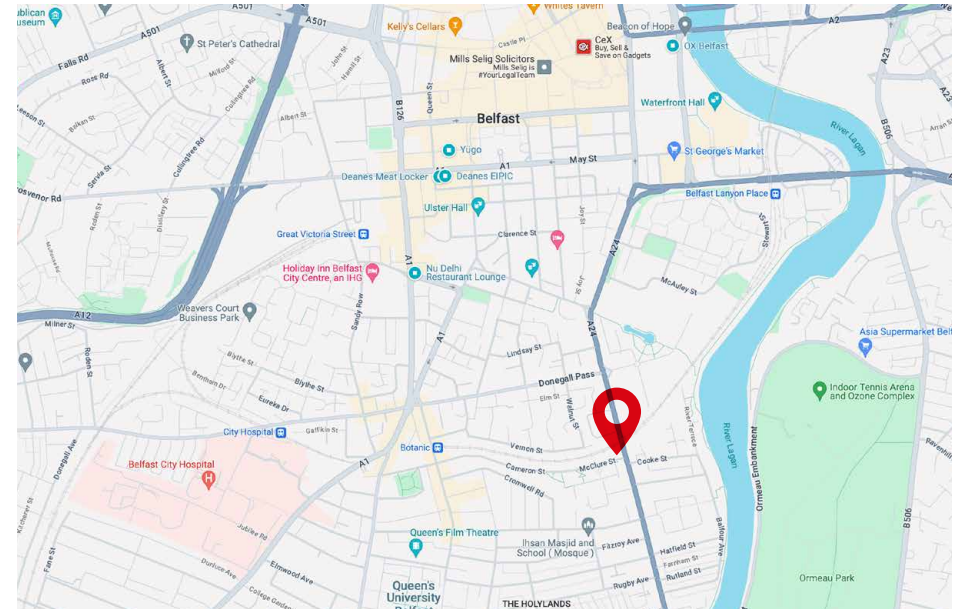
The City is located approximately 100 miles north of Dublin and 70 miles southeast of Londonderry.

Belfast benefits from two airports in George Best Belfast City Airport, some 2 miles to the east of the city centre, and Belfast International Airport, some 17 miles to the north east.

The city has two railway stations with a Belfast to Dublin travel time of less than 2 hours.

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.



Not To Scale. For indicative purposes only.

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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.

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.

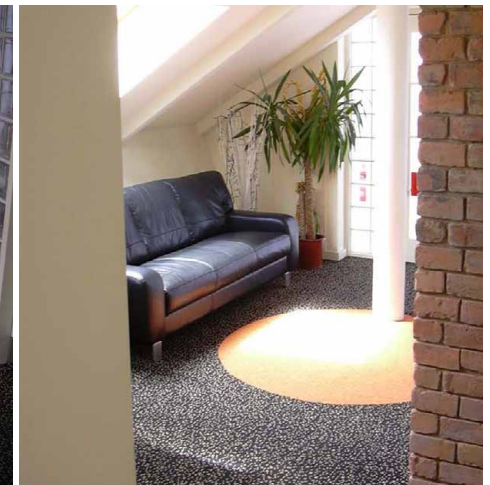
Each floor will benefit from 5 dedicated parking spaces, with 38 carparking spaces in total located on-site within the secure car park.

24 hour access, 365 days of the year.

Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
2nd Floor Office	4,340	403
3rd Floor Office	4,182	388



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Lease Details

Term:	By negotiation.
Rent:	2nd floor offices £65,000 pa. 3rd floor offices £62,750 pa.
Service Charge:	A service charge will be levied to cover the external repairs, maintenance and cleaning of the common areas and management fees etc. Amount to be confirmed.
Repairs:	Effective full repairing and insuring terms via the service charge Tenant to be responsible for all internal repairs and maintenance.
Buildings Insurance:	Tenant to reimburse the landlord in respect of a fair proportion of the premium. Amount to be confirmed.

NAV

The NAV of the 2nd floor is £57,000 therefore estimated rates currently payable of approx. £34,163.63 pa.

The NAV of the 3rd floor is £52,700 therefore estimated rates currently payable of approx. £31,586.38 pa.

Any prospective tenant should make their own enquires with LPS.

VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.

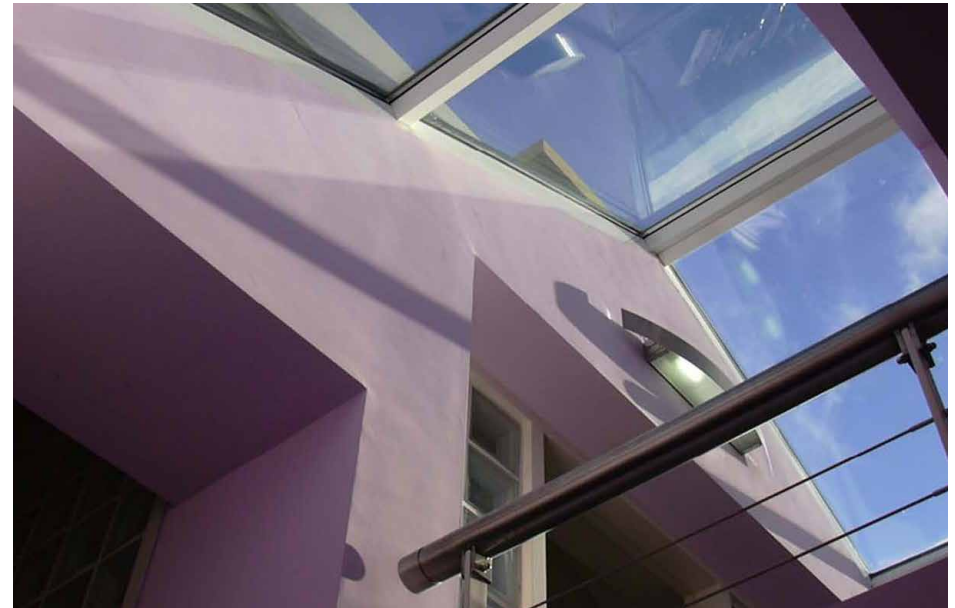
EPC

2nd floor C55

3rd floor C55

Property Video

[Click here to view video.](#)

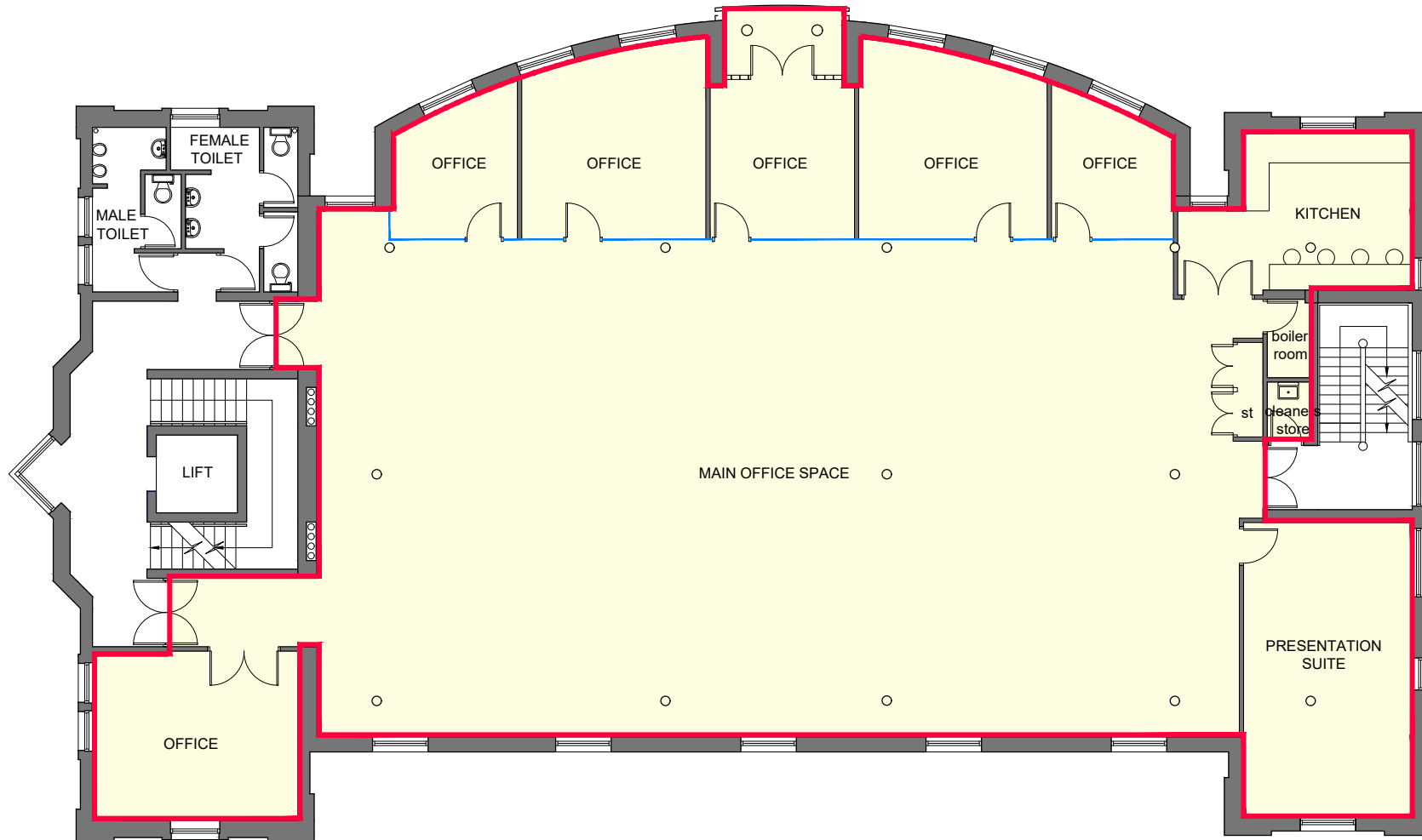


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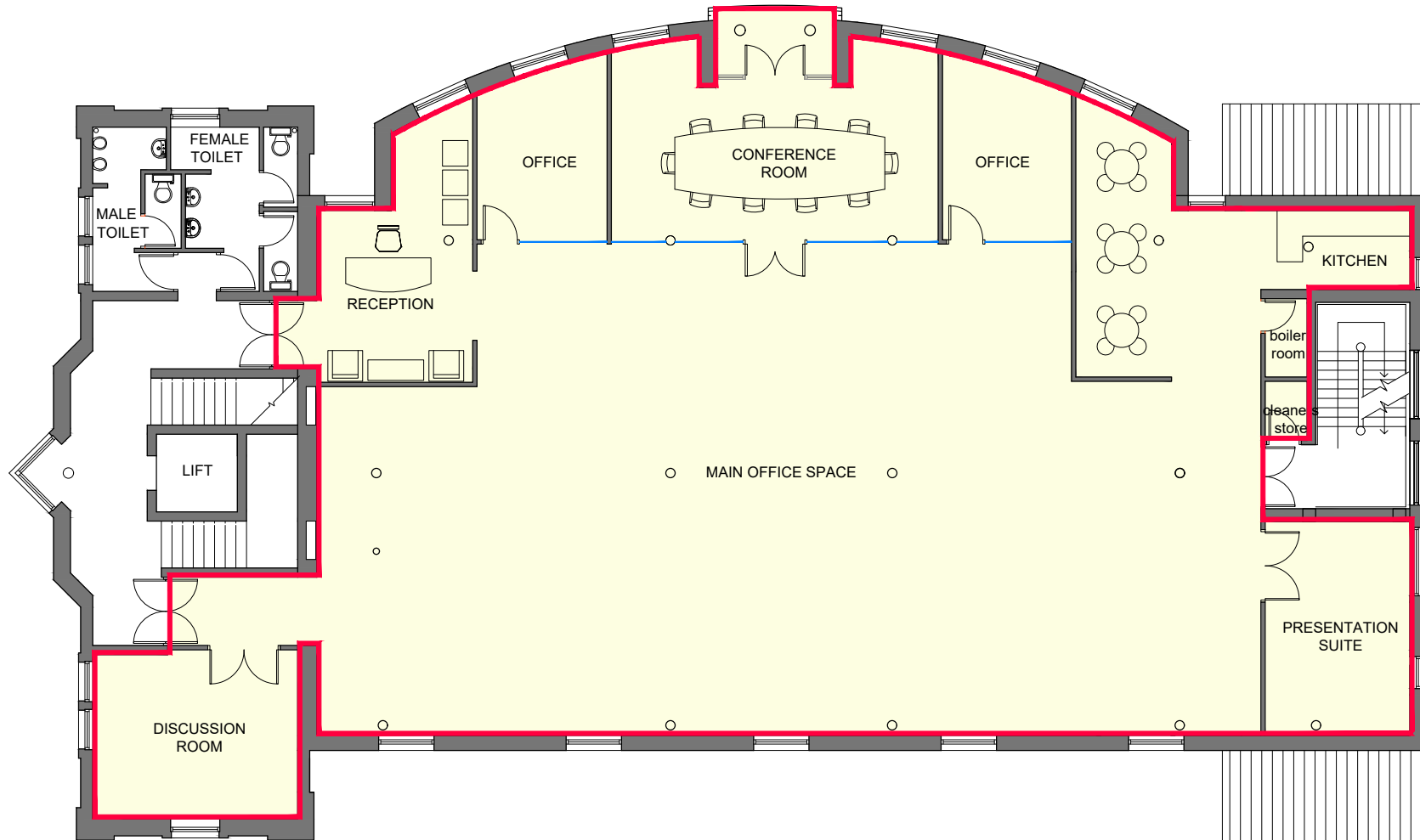
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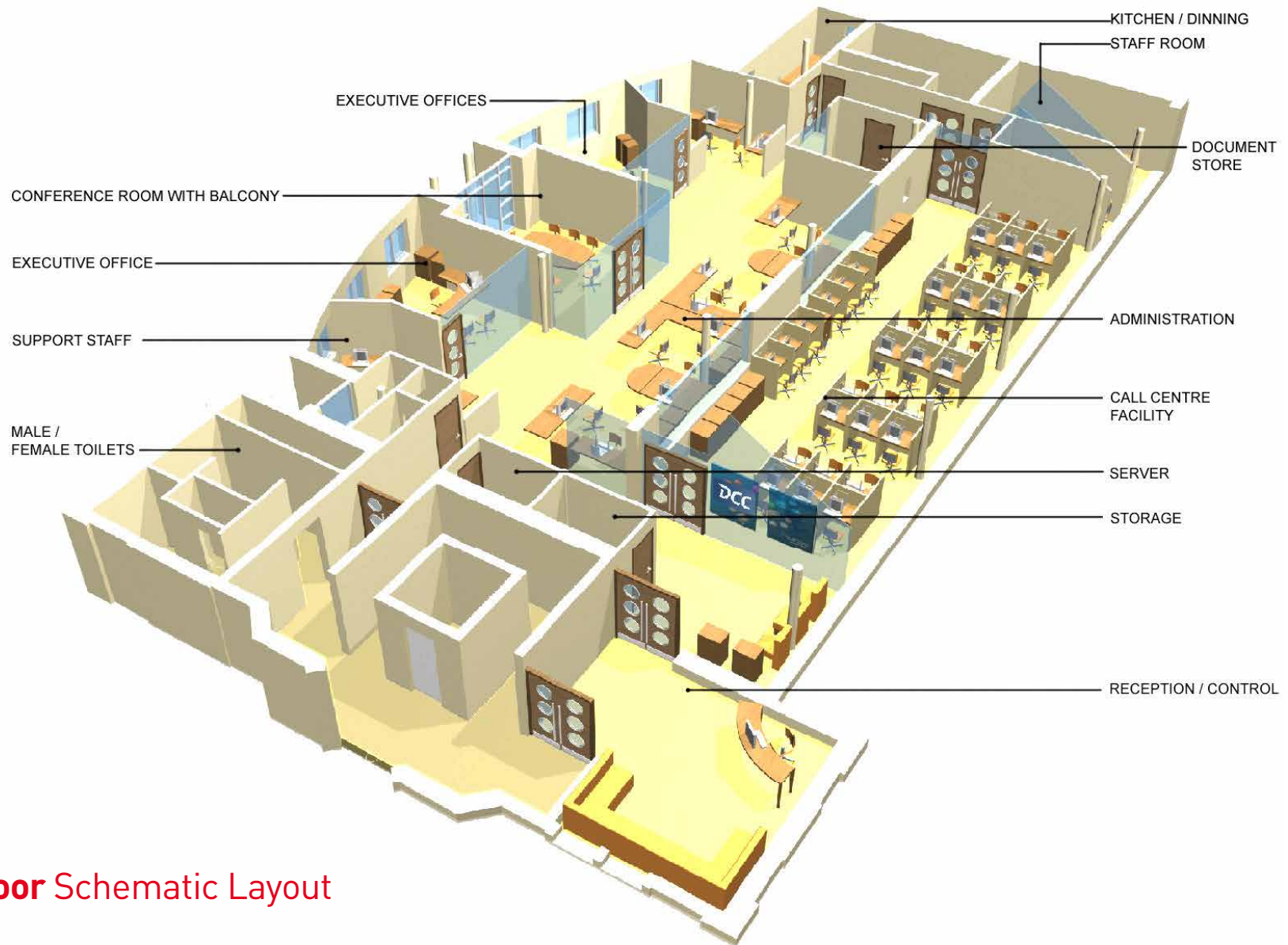
Second Floor - Existing Layout

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Third Floor - Existing Layout

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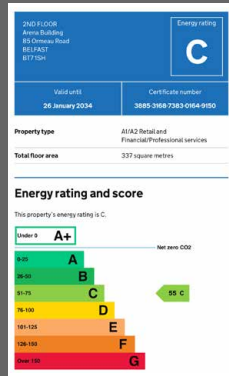


Third Floor Schematic Layout

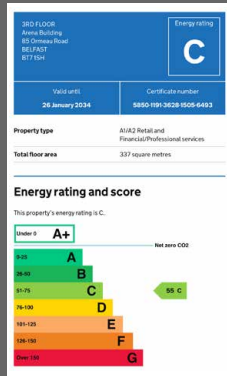
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EPC



2nd Floor



3rd Floor

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