



**Instinctive
Excellence
in Property.**

To Let (May Sell)

**First Floor Office Suite
c. 2,154 sq ft (200 sq m)**

Suite 4, Ormeau House
91-97 Ormeau Road
Belfast
BT7 1SH

OFFICE



OFFICE

Location Map



Location

The property occupies a prominent position on the prosperous Ormeau Road approximately 0.7 miles from Belfast city centre. The area benefits from excellent transportation links and the immediate vicinity exhibits a mix of commercial occupiers to include; Spar, Shaftesbury Recreational Centre, Medicare and Ormeau Health Centre.

Description

This first floor office suite is open planned with some individual office space. It is finished to a good standard throughout to include:

- Painted and plastered walls
- Carpeted flooring
- WC facilities
- Fluorescent lighting
- Security alarm system
- Double glazed windows

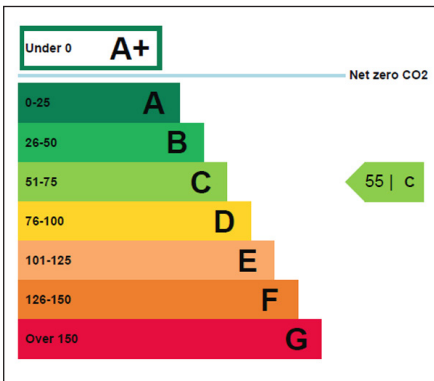
The property also has the benefit of 2 allocated car parking spaces.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Suite 4	2,154	200

EPC



Rates

We have been advised by the Land and Property Services of the following:

Net Annual Value: £22,700
 Rate in the £ for 2024/2025: £0.599362
 Estimated Rates Payable: £13,606

Rental

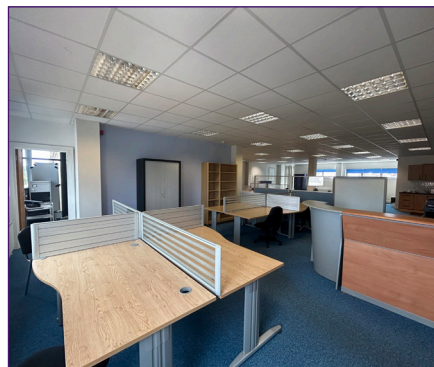
£26,000 per annum exclusive.

Sale Details

Price on application.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



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