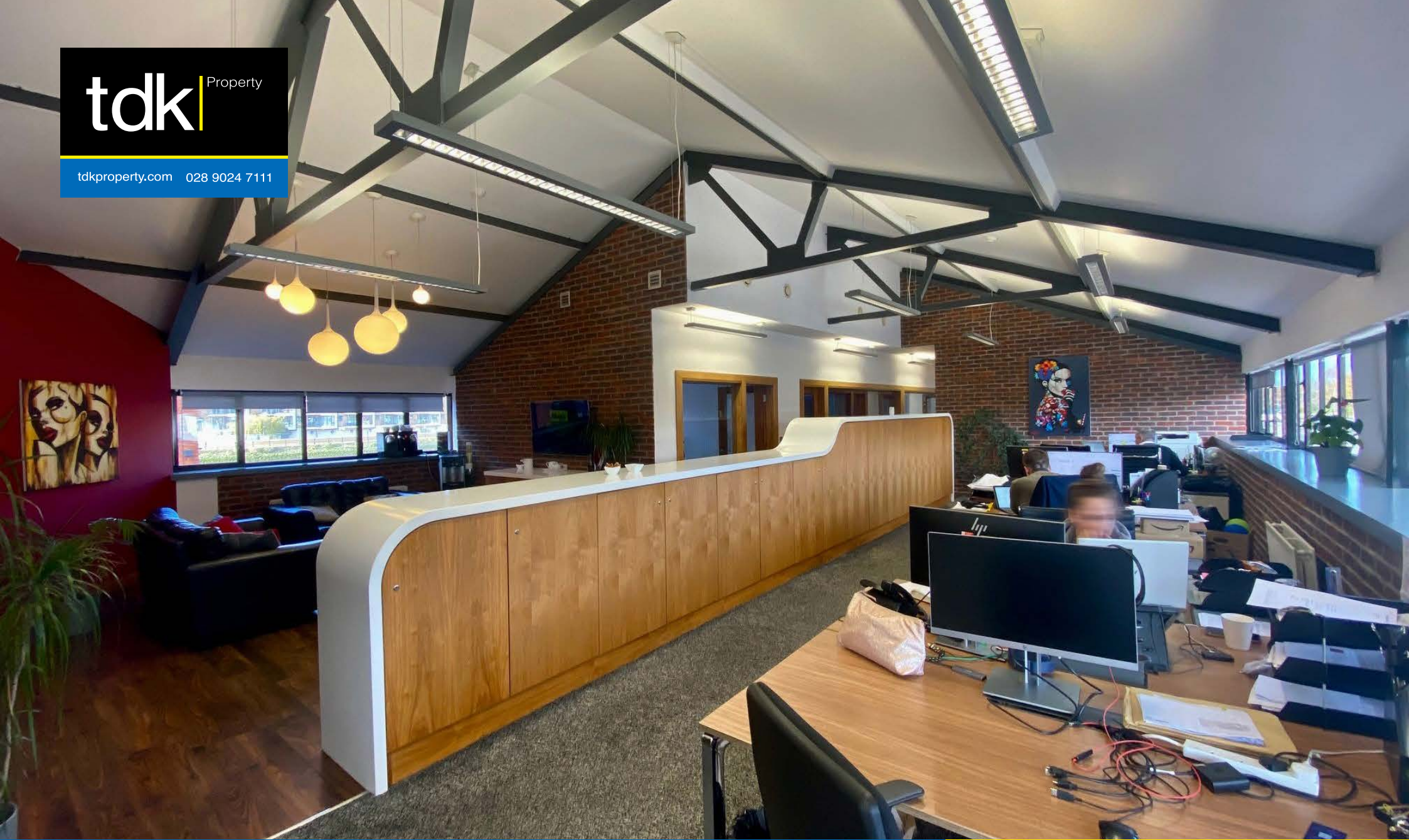


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Office
Sub – Lease / Assignment

Rivers Edge,
11 Ravenhill Road, Belfast

TO LET

PROPERTY SUMMARY

- **3320 sq. ft Office Space.**
- **7 Space covered secure parking.**
- **Easily accessible to public transport and city centre.**

LOCATION

This Office is situated in a fantastic part of Belfast, near the River Lagan and Ormeau Park, and is easily accessible by car and public transport.

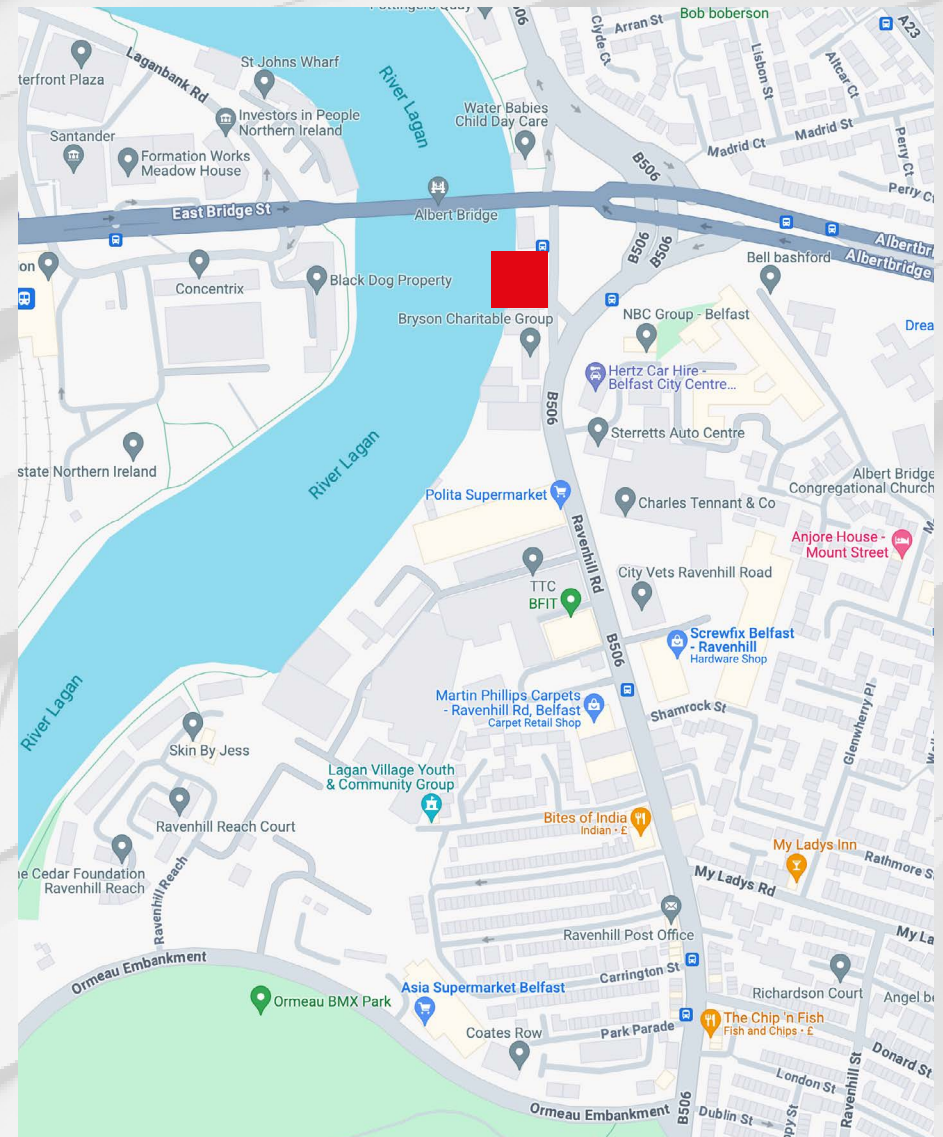
The property is a short stroll from Lanyon station, or 2 gliders stops. Among the neighbouring office occupants are Bryson Charitable Group, Boyd Chartered Architects and 3fivetwo Healthcare Solutions.

DESCRIPTION

The office is fully furnished to a high quality, with an open floor plan and high ceilings that makes it bright and airy, and it is ready for immediate occupation. Its location next to the Lagan River affords stunning views.

It is arranged over 2 floors. The attractive entrance foyer leads to a meeting room, storeroom, kitchen, WC.'s and the underground parking garage.

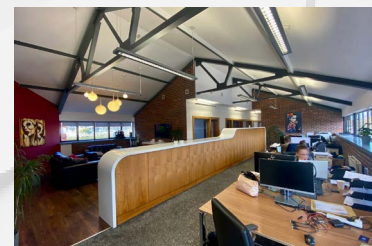
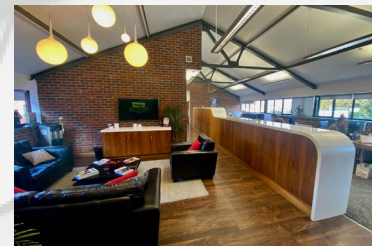
A staircase leads to the first floor, which is where the office accommodation is arranged. It is a sensible mix of open plan, small meeting rooms and cellular offices, all with good natural light.

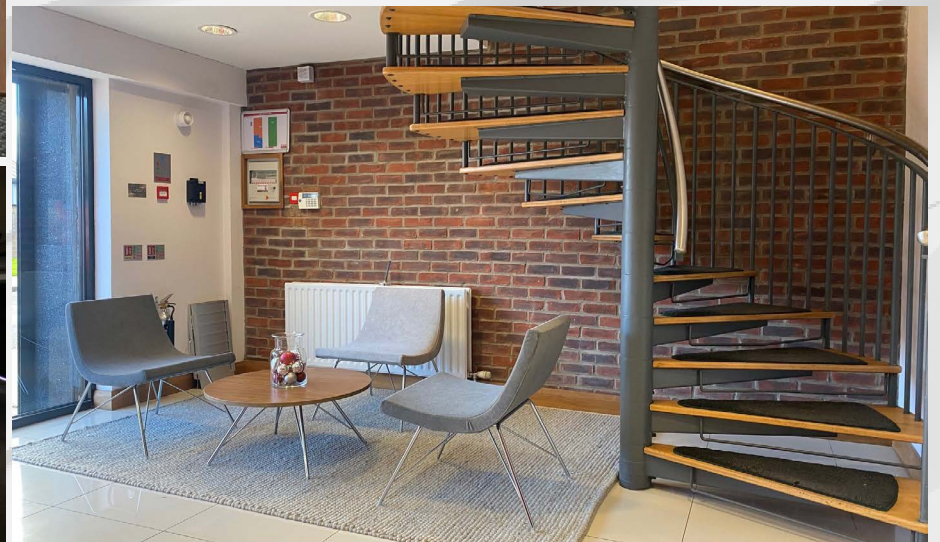
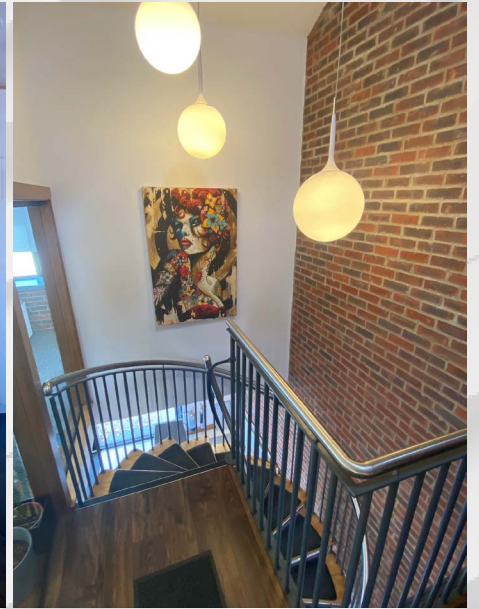


ACCOMMODATION

(all measurements in sq. ft)

Ground Floor	Sq Ft
Reception	213
Board Room	185
Store	180
WC	
Kitchen	150
Sub Total	728
First Floor	
Open Plan Area/Reception/Circulation	1,175
Board Room	215
Small Meeting Room	232
Small Meeting Room	278
Office 1	151
Office 3	148
Office 4	110
Office 6	137
Office 7	146
Sub Total	2,592
Total	3,320
Garage	7 Car Spaces





LEASE DETAILS

Start: 27th March 2019
End: 27th March 2029
Review: 26th March 2024
Rent: £45,000 pa
New lease: terms available by negotiation.

RATEABLE VALUE

We are advised by LPS that the current NAV is £25,300.00, the Rate in the £ for Belfast Council for the 2024/2025 period is £0.599362.
Estimated Rates Payable 2024/2025 are £15,163.86

EPC 70C

A certificate can be provided upon request.

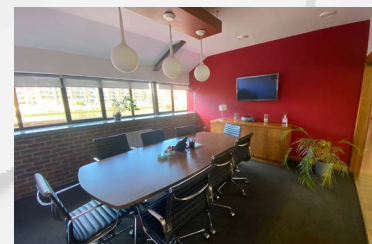
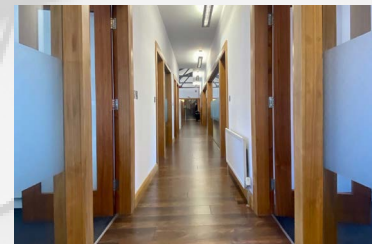
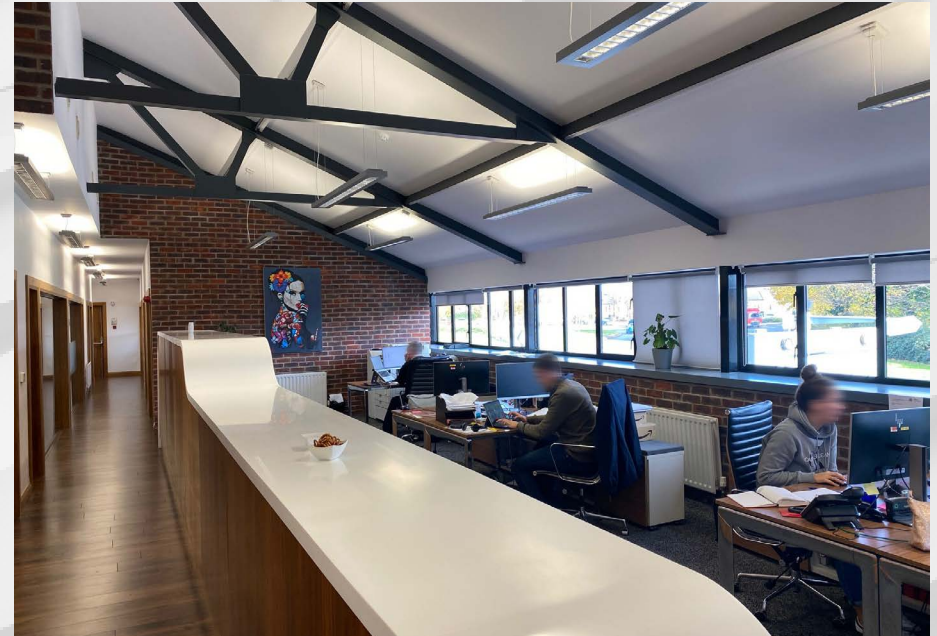
VAT

All prices are quoted exclusive of VAT which is chargeable.

VIEWING AND FURTHER INFORMATION

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