



97 Malone Avenue, Belfast, BT9 6EQ

Price Guide £275,000

97 Malone Avenue comprises high quality office accommodation over three floors with excellent parking facilities to rear. Located on a popular avenue in South Belfast, between the Lisburn and Malone Road. Within walking distance to Queens University, Belfast City Hospital and around 2 miles from Belfast City Centre. We have been advised by Land & Property Services that the NAV of the property is £15,600.00.

- High Quality Three Storey Building
- Seven Offices, Storage, Kitchen, Shower Room & W.C
- Suitable For A Range Of Prospective Tenants
- Walking Distance To Cafes, Restaurants, Shops, Queens University & Belfast City Hospital
- Private Parking To Rear
- Situated In An Established Location
- Gas Fired Central Heating
- Malone Avenue Is Located Between The Lisburn Road & The Malone Road

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE HALL**

OFFICE 15'5" x 12'1" (4.7 x 3.7)



OFFICE 17'0" x 15'5" (5.2 x 4.7)



OFFICE 12'5" x 11'5" (3.8 x 3.5)



OFFICE 13'1" x 11'1" (4.0 x 3.4)



KITCHEN 15'5" x 11'1" (4.7 x 3.4)



OFFICE 15'5" x 11'1" (4.7 x 3.4)



SHOWER ROOM

W.C

ON THE FIRST FLOOR

OFFICE 11'1" x 9'2" (3.4 x 2.8)



STORAGE 8'6" x 3'11" (2.6 x 1.2)

ON THE SECOND FLOOR

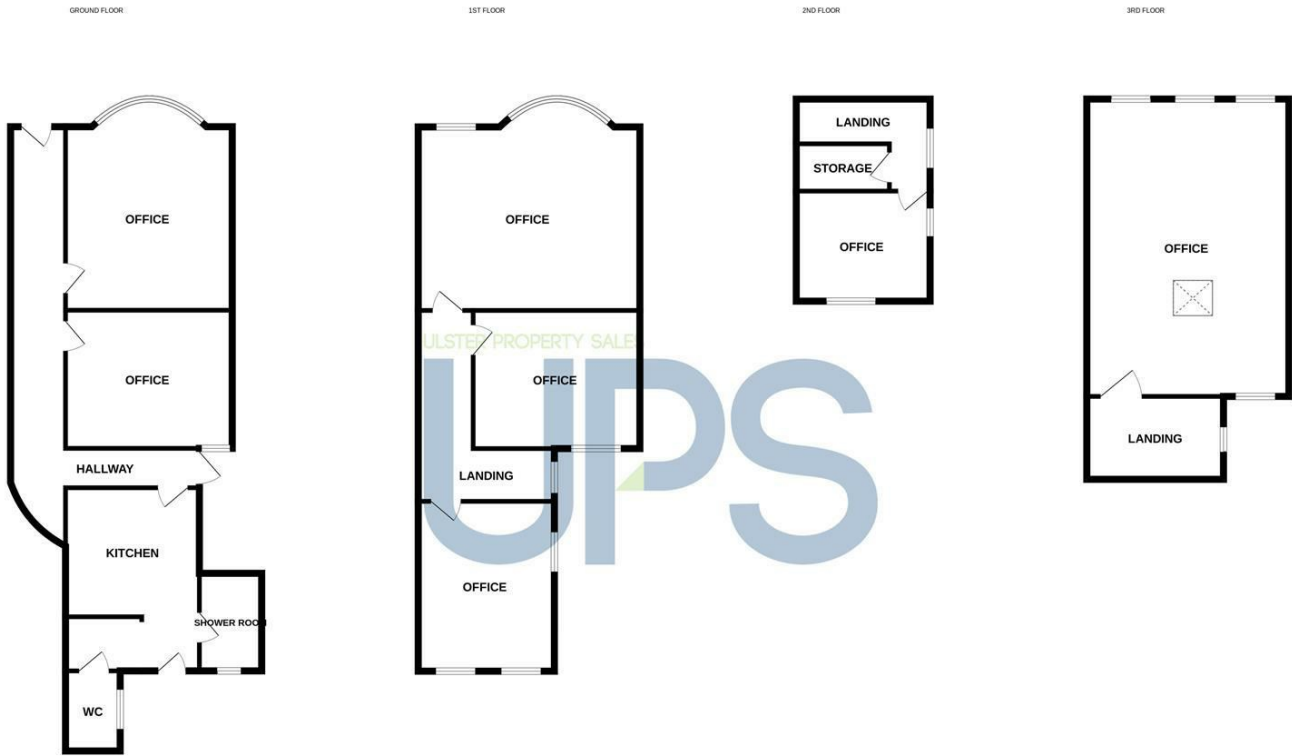
OFFICE SIX 24'11" x 17'0" (7.6 x 5.2)



OUTSIDE



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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