

# Northern Property

Estate Agents & Property Consultants

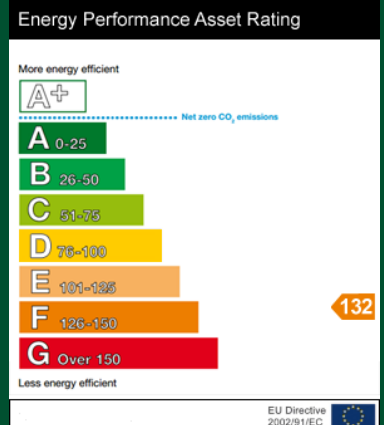


127 Falls Road  
Belfast, BT12 6AD

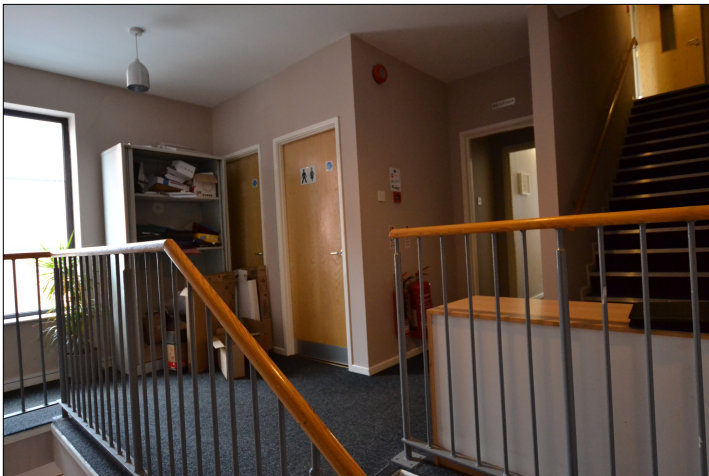
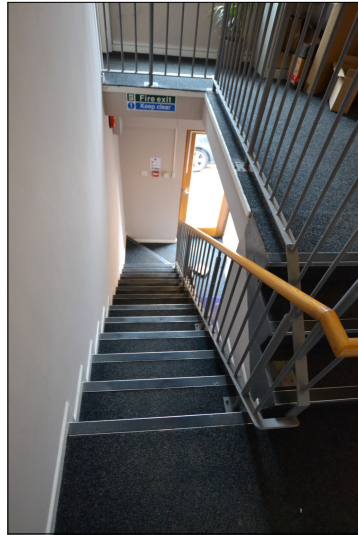
Per Year  
**£9,600**



- Modern 1st & 2nd Floor Office Premises
- Double Glazing Throughout
- Can Lend Itself To Various Uses Subject To Planning
- Circa 1,030 Sqft
- Rates Approximately £3,040 Per Annum
- EPC Rating F132 (9836-3022-0969-0200-5405)



Telephone: 02890 313 133  
Email: office@northernpropertyni.com



# Description

Modern 1st & 2nd Floor office accommodation located on the Falls Road across from the Royal Victoria Hospital in West Belfast and on the corner of Cavendish Street. Northern Property are pleased to offer this excellent commercial premises to let, which can lend itself to various uses subject to planning consents. The commercial premises comprises a reception area, four well proportion offices/rooms, toilet and kitchen facilities, double glazing, and has an intercom/buzzer system. The premises is circa 1,030 Sqft spread over the 1st and 2nd floor. This premises benefits from high volumes of pedestrian and vehicular footfall. The premises is competitively priced at £9,600 Per Annum (£800 Per Month) and the rates have been calculated to be approximately £3,040 Per Annum (£254 Per Month). Please note a service charge will be applicable to all properties that are not completely standalone / self-contained units; buildings insurance is arranged by the landlord and reimbursed by the tenant annually; where rent is quoted per week the rent is payable monthly in advance, which is calculated by multiplying the weekly rent by 52 and divided by 12; all tenancies are subject to minimum one quarters deposit and a guarantor; all applicants will be required to fill in an application form; all details are subject to contract and without prejudice. For further information please contact our commercial team on 028 90 31 31 33 and arrange a viewing.

## COMPRISES:

### GROUND FLOOR:

Entrance Hall - 9'6" x 5'11" (c. 2.89m x



1.81m)

#### FIRST FLOOR:

Landing - 14'8" x 13'9" (c. 4.46m x 4.19m)

Separate WC - 8'3" x 3'2" (c. 2.51m x 0.97m)

Reception Area - 14'5" x 17'7" (4.40m x 5.37m)

Kitchenette - 6'9" x 4'11" (c. 2.06m x 1.51m)

Office 1 - 14'2" x 10'11" (c. 4.33m x 3.33m)

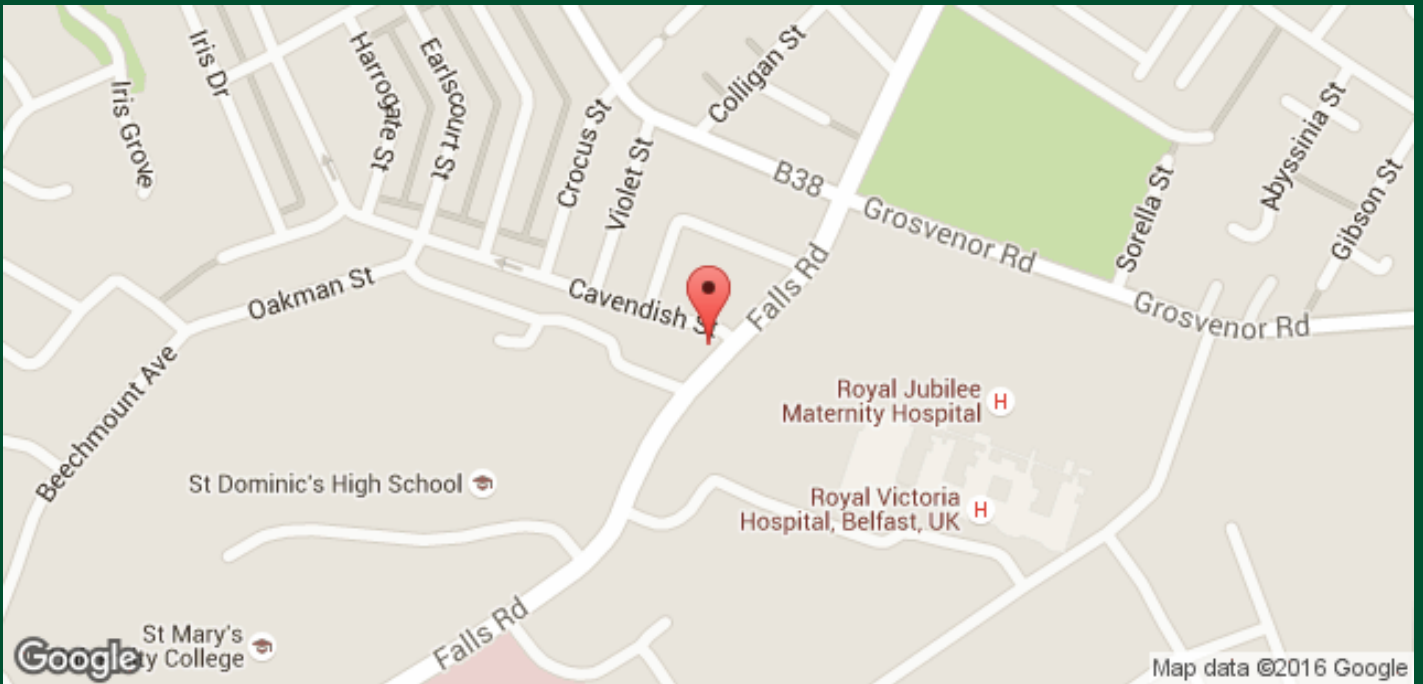
Office 2 - 14'7" x 7'9" (c. 4.45m x 2.37m)

#### SECOND FLOOR:

Office 3 - 13'5" x 14'5" (c.4.10m x 4.39m)

Office 4 - 10'9" x 8'11" (c. 3.28m x 2.71m)





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



# Northern Property



## West Belfast

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**90 313 133**  
**Free Mortgage Advice**  
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