

OFFICE SUITE TO LET

5TH FLOOR, GLENDINNING HOUSE, 6 MURRAY STREET, BELFAST, BT1 6DN

CBRE NI

PART OF THE AFFILIATE NETWORK



OFFICE SUITE TO LET

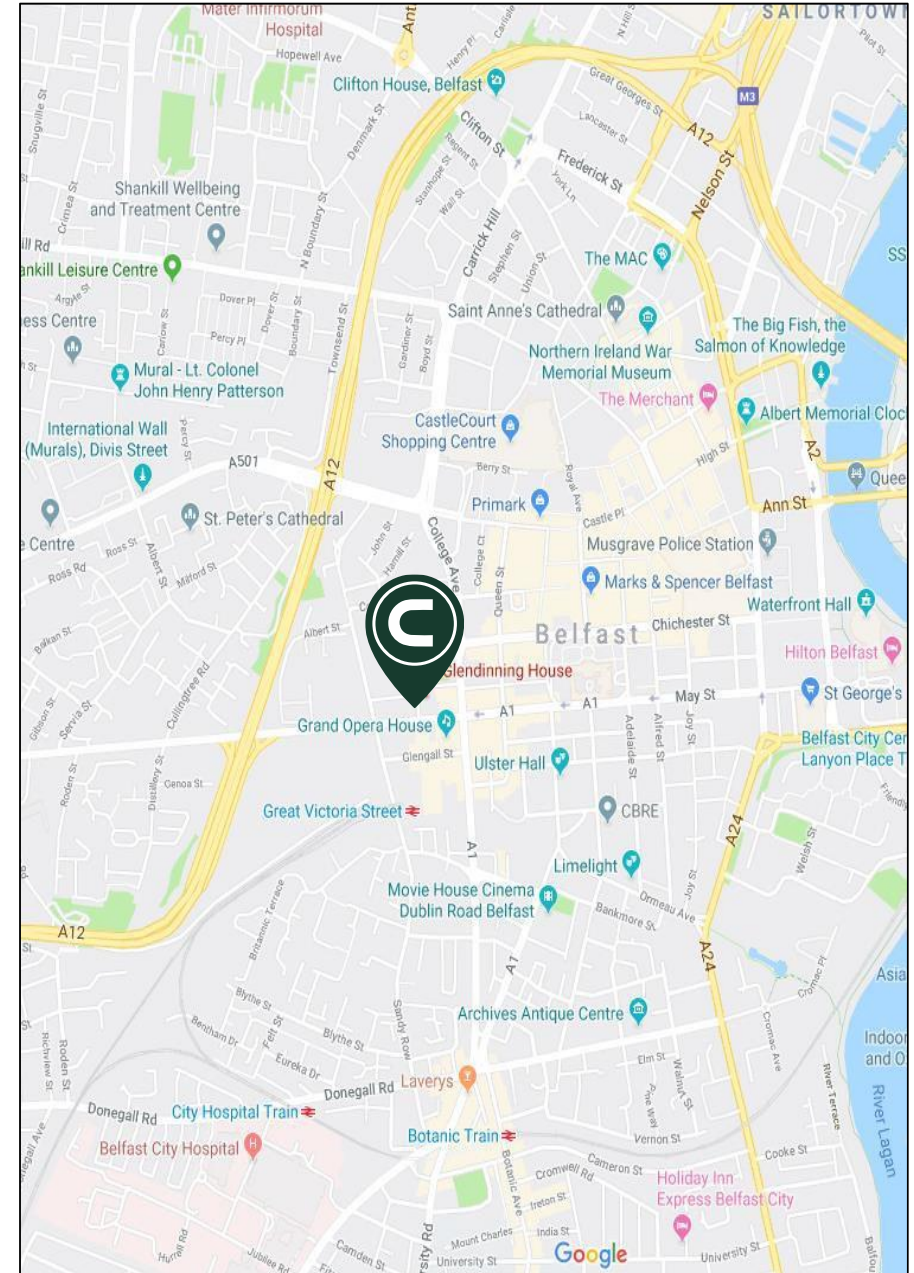
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Key Benefits

- On site car parking available under separate license
- 4 minute walk from the Weavers Cross transport hub
- Excellent range of amenities nearby
- Close to Westlink and M1 Motorway

Location

The property is situated in a highly accessible City Centre location, close to the M1 motorway, the West Link and the Great Victoria Street transport centre. Located in close proximity to Jury's Inn, The Grand Opera House and The Royal Belfast Academic Institution. Occupiers within the vicinity include Northern Ireland Housing Executive, ASM Chartered Accountants and Carson McDowell Solicitors.



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Description

The property consists of an open plan office area with, two private offices and a store. Finished to include suspended ceiling with recessed fluorescent lighting and plastered, painted walls The upper floors of the building are serviced by a lift. Shared kitchen and toilet facilities available on the floor. The main entrance lobby to Glendinning House and common areas have been refurbished to a high standard.

Tenure

Rent	£10.50 psf per annum, exclusive
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring lease terms.
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.
VAT	All prices are quoted exclusive of VAT, which may be payable.

Rateable Value

We are advised by Land and Property Services that the property has a rateable value of £18,900. The rate in the £ for 2023/24 is £0.572221, therefore the estimated rates payable are £10,815.

Accommodation

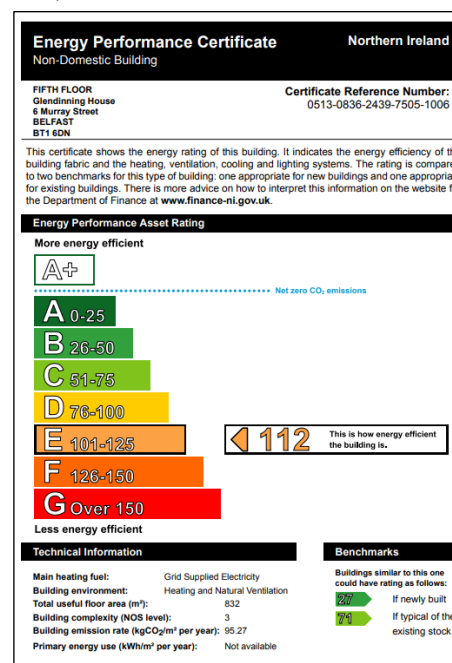
5 th Floor	1873 Sq Ft	174 Sq M
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AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

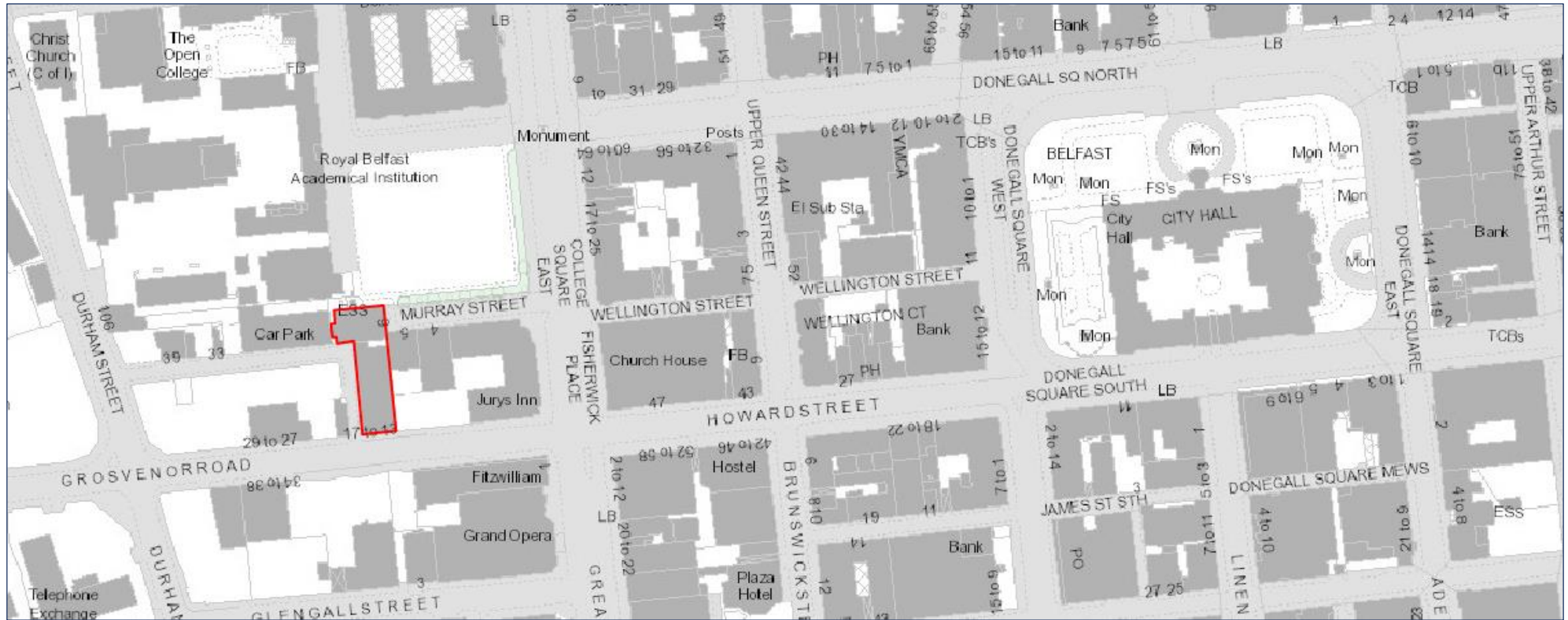
EPC

The building has been rated as E-112 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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