

To Let

**AVISON
YOUNG**

Flexible High Quality Business/Office Units

Ormeau Business Park, 8 Cromac Avenue, Belfast, BT7 2JA



Mix of modern business units fitted to high standard throughout.



Prominent location within the Gasworks off Ormeau Road.



Highly flexible with 1 month rolling contracts and variety of unit sizes available.

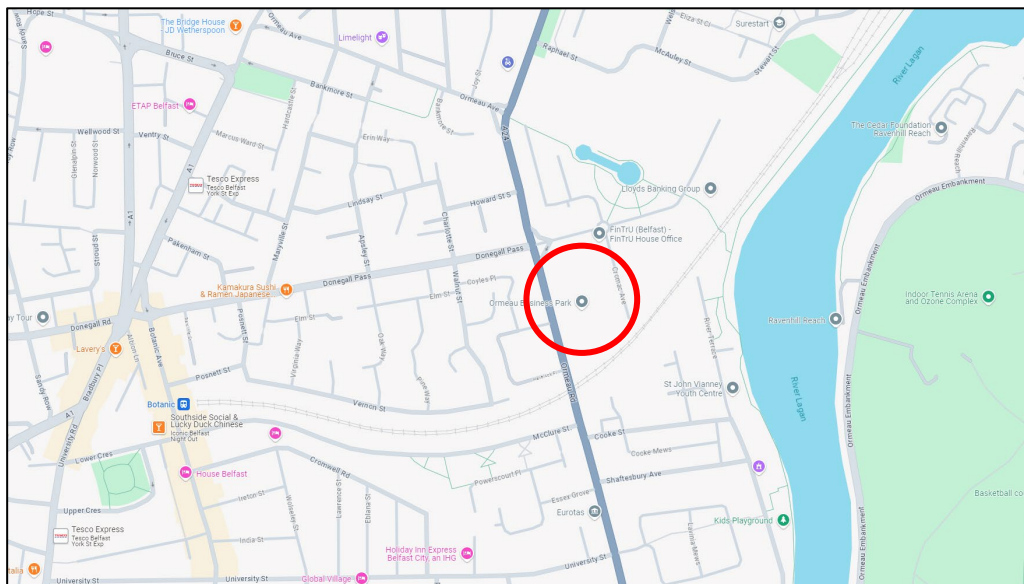


Designated parking for each unit as well as additional communal spaces.

Location

The subject property is located off the busy Ormeau Road in Belfast with a premier address on the Gasworks Business Park. The units are located within Ormeau Business Park, which is a development consisting of 28 Business and Office Units offering a variety of suites to suit all business's.

Occupiers within the park include: Sensotek LTD, Tedfords LTD, Trainor stone and tile limited and ICONI LTD.



Description

Currently there are 4 available units which all include kitchen, WC and designated parking spaces. Further details of each are provided below:

Unit 15 - Open plan office suite split across ground and first floor complete with W/C and kitchenette finished with plastered/painted walls, mix of carpet and laminate wood flooring and benefitting from high levels of natural light. 2 designated parking spaces.

Unit 18 - Business/Workshop unit across ground and first floor suitable for a variety of uses. 2 designated parking spaces.

Unit 21 - Ground floor provides a spacious reception area with 4 cellular offices, whilst first floor provides open plan office accommodation. Finished with carpet, plastered / painted walls throughout. 2 designated parking spaces.

Unit 27 - A mix of open plan and small cellular offices fitted to a high standard. Finishes include suspended ceiling with recessed LED lighting, mix of carpeted / vinyl flooring and full bathroom to include shower. Unit benefits from both storage and comms rooms to rear of the building. 4 designated parking spaces.

Accommodation

The subject property provides the following approximate Net Internal areas:

Unit	Size / sq ft	Rent pax.	Service Charge Approx.	Building Insurance
15	900 sq ft	£13,500	Inc Rent	Inc Rent
18	1150 sq ft	£17,250	Inc Rent	Inc Rent
21	1450 sq ft	£21,750	Inc Rent	Inc Rent
27	1750 sq ft	£17,200	Inc Rent	Inc Rent

NAV

We are advised by LPS the following figures apply:-

Unit	Rateable Value	Approx Rates Payable 2024/2025
15	*£8,650	*£5,184
18	*£13,400	*£8,031
21	£17,200	£10,309
27	£12,900	£7,731

*Please note the above does not reflect a potential saving of 20% via the small business rate relief scheme for any unit with a rateable value of £15,000 or below. Interested parties should satisfy themselves the above info is correct.

VAT

All rentals quoted will be subject to VAT.

EPC's

Unit 15 – B : 37

Unit 18 – B : 36

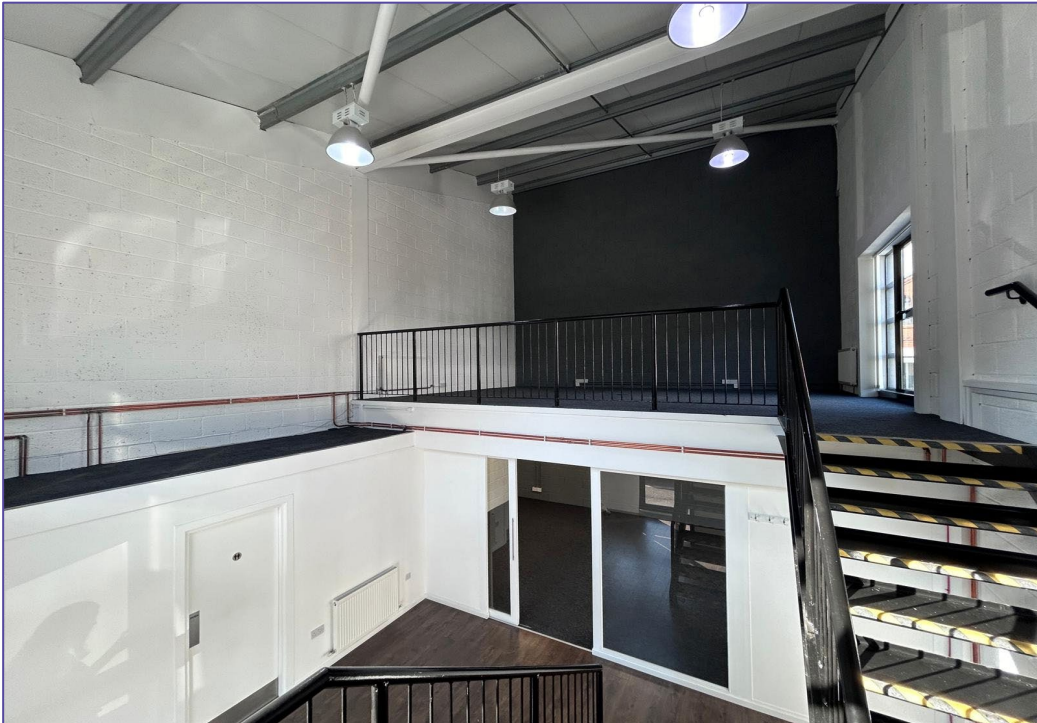
Unit 21 – C : 63

Unit 27 – D : 78

Unit 15



Unit 18



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Unit 21



Unit 27



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To find out more, please contact:

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

