



To Let Fully Fitted Office Suite

Suite 1, Osborne Buildings, 715 Lisburn Road, Belfast BT9 7GU

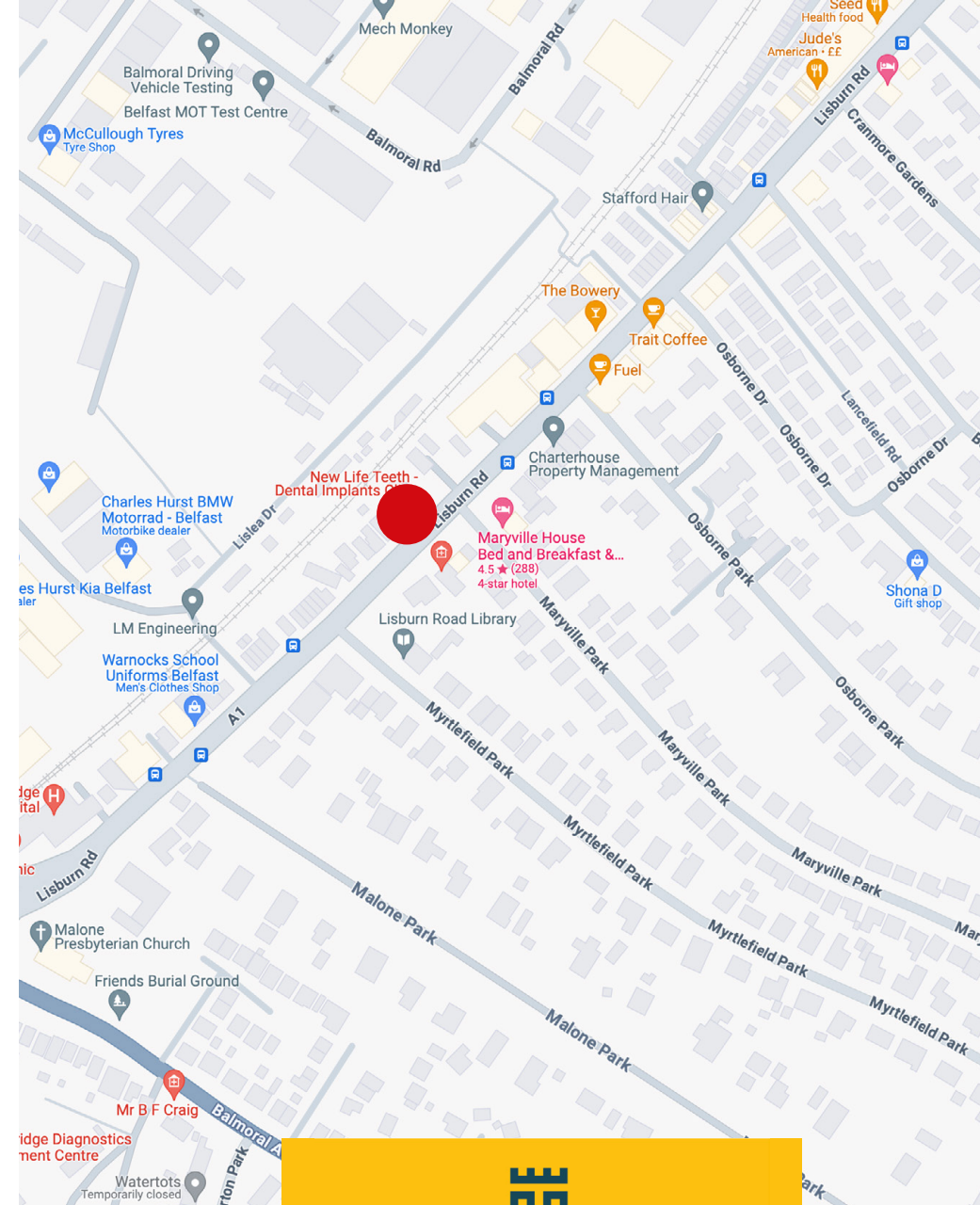
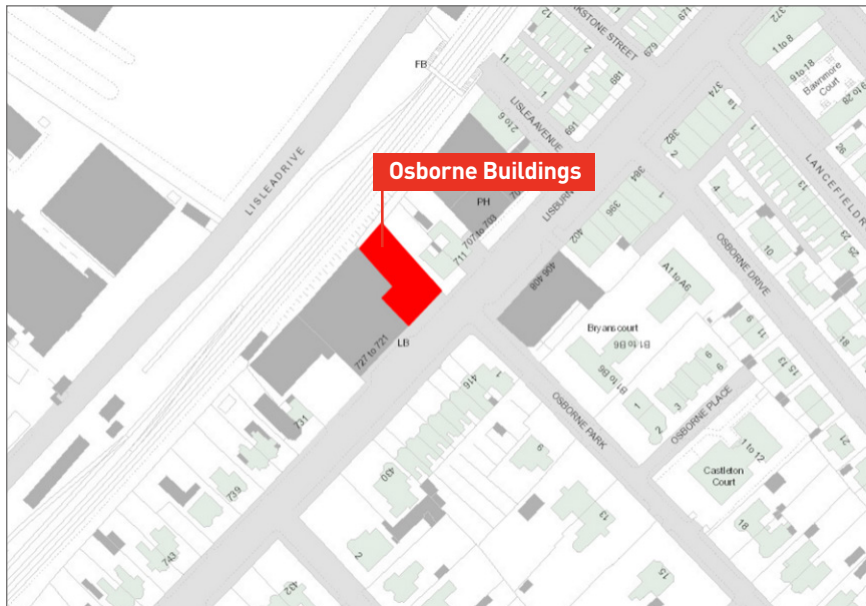


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LOCATION & DESCRIPTION

- Osborne Buildings occupies a prime location on the popular Lisburn Road, in south Belfast and is ideally suited to image conscious businesses requiring a high profile address.
- The office suite is fully fitted and is virtually own door, with only one other professional occupier using the communal entrance.
- The office suite is finished to a high specification to include carpeted floors, plastered and painted walls, suspended ceilings, gas fired central heating and is available with minimal ingoing expenditure.
- The development is located within one of Lisburn Road's busiest locations where existing occupiers include Space NK, Orenda Living, Eden Medical, The Bowery and Bang & Olufsen.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor - Communal Entrance Lobby		
First Floor	73.39	790
Subdivided as follows: Reception, Open Plan office, Private Office, Kitchen Area, WC		

LEASE DETAILS

Term:	5 years.
Rent:	£11,500 per annum, exclusive.
Repairs:	Tenant responsible for internal repairs to the premises.
Service Charge:	A service charge will be levied to cover the cost of external maintenance and repairs, upkeep of the common areas, management fees and insurance etc. Estimated to be c. £1,200 per annum.

RATES

We are advised by Land & Property Services that the Rateable Value of the premises is £7,600.

Rate in £ 2024/25 = 0.599362

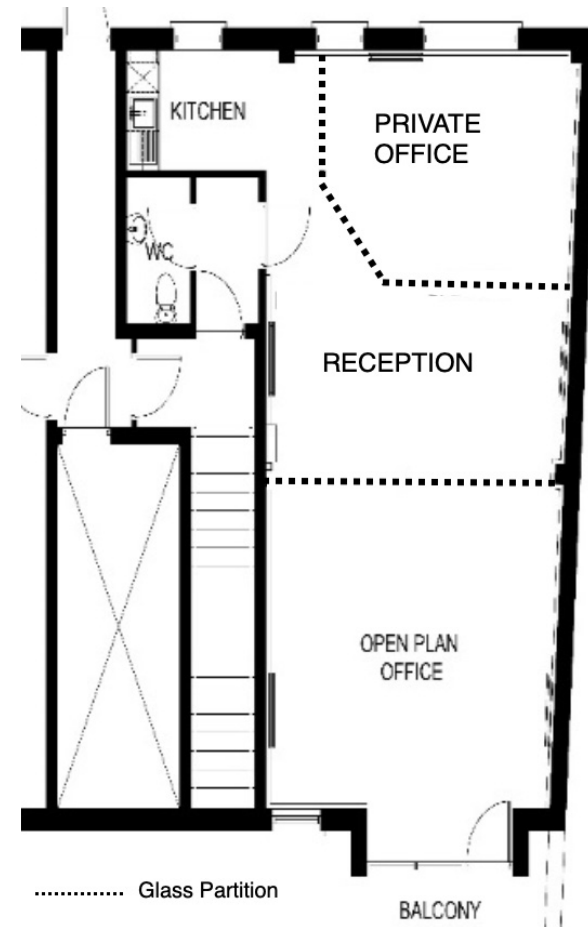
Rates payable 2024/25 = £3,644.12

(Following Small Business Rates Relief of 20%)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The premises are not registered for Value Added Tax.



Not To Scale. For indicative purposes only.

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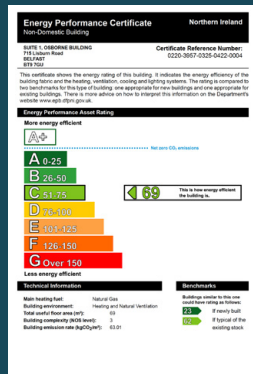
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CONTACT

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