

**FOR SALE/TO LET**

**HIGH QUALITY OFFICE BUILDING  
WITH PRIVATE PARKING OF 7,721 SQ FT  
40-44 EGLANTINE AVENUE, BELFAST**

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



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## HIGH QUALITY OFFICE BUILDING WITH PRIVATE PARKING

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### LOCATION

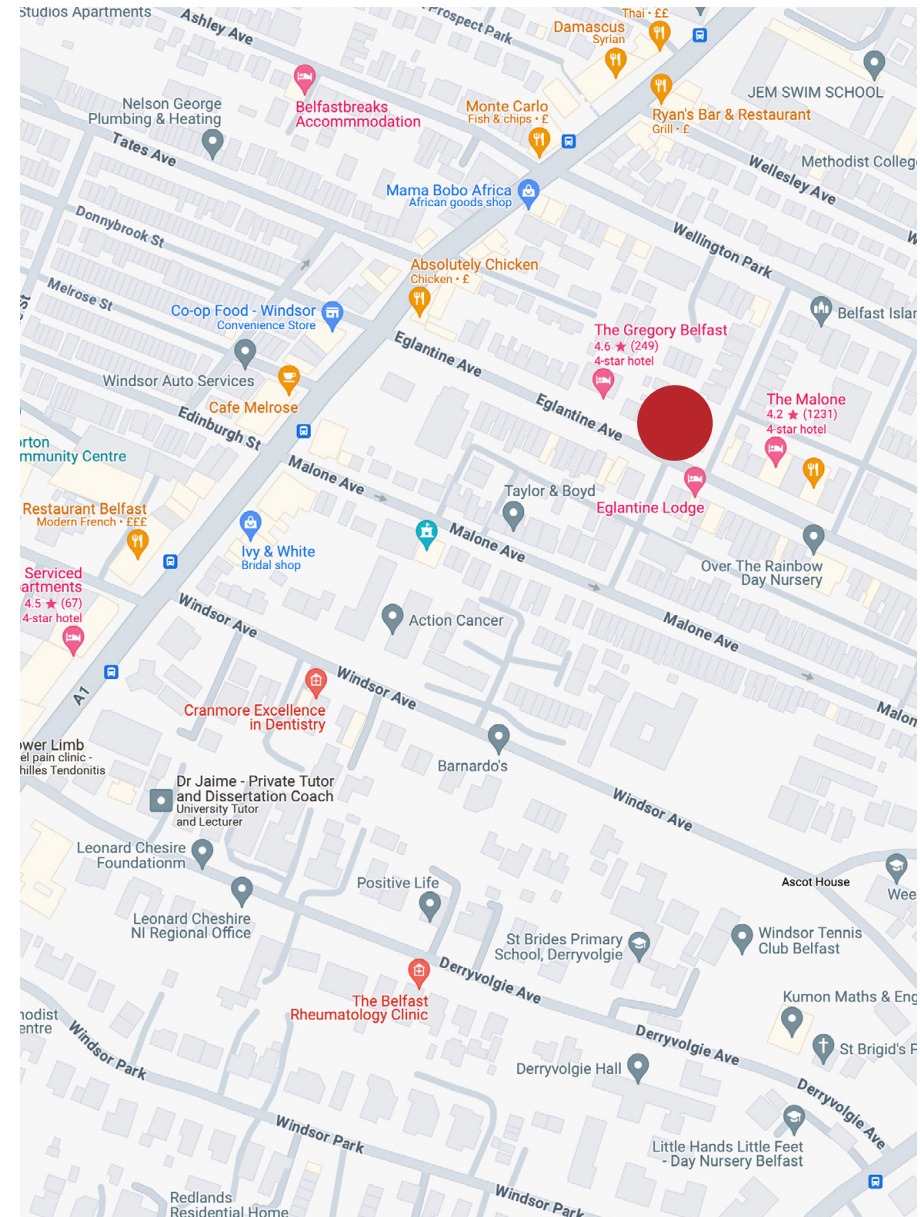
Well located in this popular south Belfast, tree lined avenue, between Lisburn Road and Malone Road. The property is in close proximity to Queens University, Belfast City Hospital and around 2 miles from Belfast City Centre.

### DESCRIPTION

The property which was substantially refurbished and extended in 2007, offers quality office accommodation over 3 floors, and is finished to include plastered and painted walls, plastered/ suspended ceilings, feature lighting, part air conditioning, timber/double glazed uPvc window frames and Velux windows.

The building also offers lift access to all floors, fitted kitchen plus Shower/ WC facilities. Each floor offers a mix of open plan offices, board/meeting rooms, private offices, along with staff facilities.

An attractive enclosed courtyard sits to the rear of the building, along with private parking for 4 cars.



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### ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	2,720 sq ft	252.69 sq m
First Floor	2,932 sq ft	272.38 sq m
Second Floor	2,069 sq ft	192.21 sq m
<b>Total</b>	<b>7,721 sq ft</b>	<b>717.28 sq m</b>

### NAV

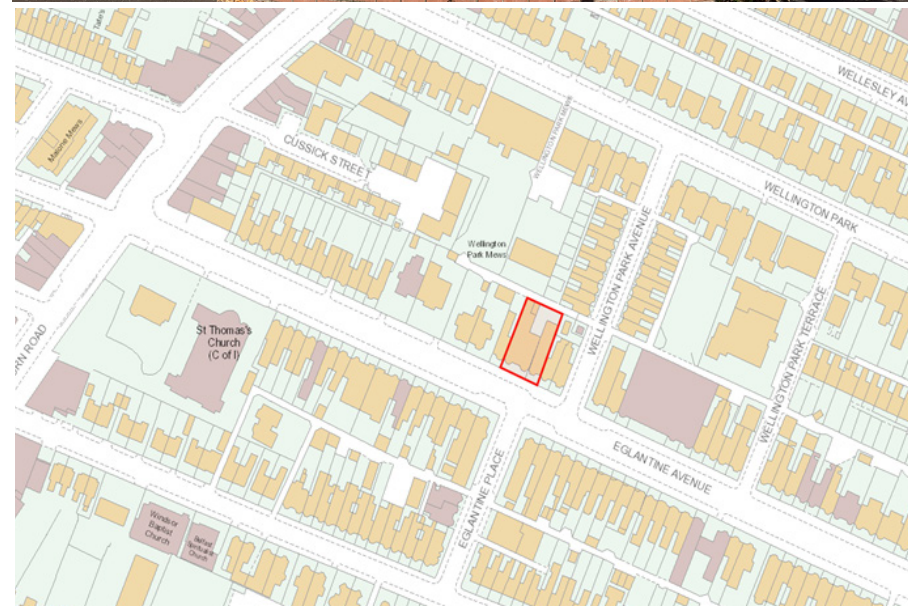
We have been advised by Land & Property Services that the NAV of the property is £68,900. Rate poundage 2023/24 is £0.5722

### SALES DETAILS

- Price: Offers over £995,000
- Title: Freehold or long leasehold subject to a nominal ground rent
- Viewing: By appointment through Campbell Cairns
- VAT: Prices outgoing and rentals does not include VAT which may be chargeable

### LEASE DETAILS

- Rent: £97,500pa
- Term: Negotiable
- Repairs: Tenant responsible for internal and external repair to the building
- Insurance: Tenant to reimburse the landlord with the cost of building insurance



For Indicative Purposes Only

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For viewing appointments please contact:

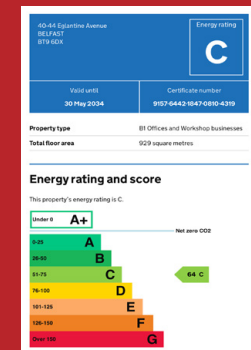
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## EPC



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