



CHARTERED VALUATION SURVEYORS AND PROPERTY CONSULTANTS

To Let

Unit 5, Suffolk House, 252-260 Suffolk Road, Belfast BT11 9PB



First Floor Business / Office Unit
Rent £7,500 per annum exclusive



Tel: (028) 9002 2820 Email: tim@hopkinspartnership.com

Occupying an upper floor unit in a busy trading location at the junction of Suffolk Road and Glen Road, this Retail / Office Unit is available with immediate possession.

Ground Floor

Secure entrance door with controlled intercom access

First Floor

Gross Internal Area	955 sq ft	88.72 sqm
General Office	505 sq ft	46.90 sqm
Private Office 1	173 sq ft	16.07 sqm
Private Office 2	85 sq ft	7.90 sqm
Private Office 3	81 sq ft	7.52 sqm
Gallery	27 sq ft	2.51 sqm
Kitchen	47sq ft	4.35 sqm
Store	27 sq ft	2.50 sqm

Toilet Accommodation

Service Charge

9.35% of the total cost of providing building insurance, external maintenance and repairs for the development.

VAT

The premises are registered for VAT and VAT will be payable on all Rents, Service Charges and Outgoings.

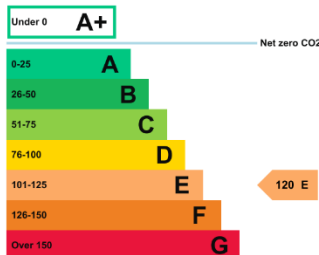
EPC

Rates NAV £4,600

Rates payable 2024/2025 £2757.07

Energy rating and score

This property's energy rating is E.



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