

TO LET/MAY SELL

SUPERB  
REFURBISHED  
OFFICE SUITES

42 DUBLIN ROAD  
BELFAST  
C.2-8000sq.ft

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

028 9091 8257

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

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The subject property is prominently located on the Dublin Road

#### LOCATION

The locality offers a commercial mix of offices, restaurants and retail and provides an attractive working environment for companies and their staff.

As a major thoroughfare from the south of the City Hall, Dublin Road also offers excellent public transport linkages to the wider Belfast area.



**TO LET/MAY SELL**  
Newly Refurbished  
Offices Suites

42 Dublin Road Belfast

C.2,000 sq.ft



Our bespoke fit out solutions offer

#### DESCRIPTION

Finishes to include

- Refurbished entrance lobby to include smart technology access controls
- Refurbished w.c facilities
- Kitchenette
- LED strip lighting (or equivalent )
- Gas central heating.
- Carpet finishes
- Power distribution
- 600x600 suspended ceiling grids or exposed if desired



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## Accommodation

Net internal area

First floor	LET
Second	186 Sq.m (2000 sq.ft)
Floor Third	186 Sq.m (2000 sq.ft)
Floor Fourth	186 Sq.m (2000 sq.ft)
Floor Fifth	186 sq.m (2000 sq.ft)
Floor	

## Title

Long Leasehold

## Service charge

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior etc

## Price/ Rent

On application. The landlord will consider fully furnished "plug and play" options.



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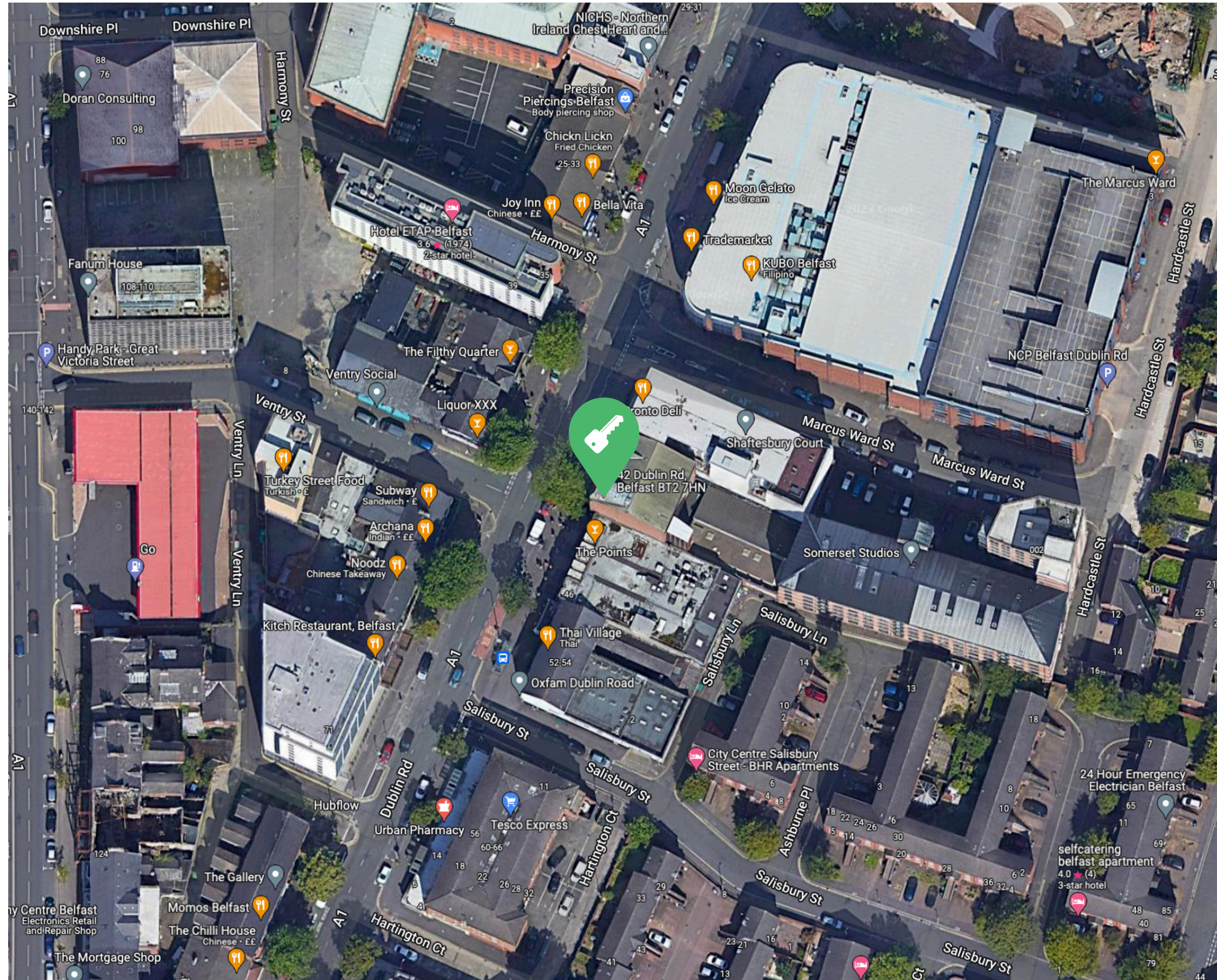
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## Location map



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## Contact

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