



Instinctive
Excellence
in Property.

For Sale/To Let

Newly Refurbished Offices Suites
From c. 2,000 - 8,000 sq ft

42 Dublin Road
Belfast
BT2 7HN

OFFICES

SHOW FLOOR FULLY
FITTED & FURNISHED



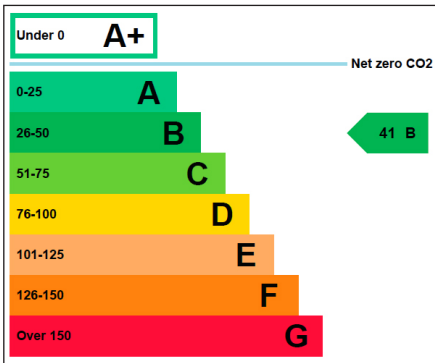
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BT2 7HN

OFFICES

EPC Range: B41 - D85



Location

The subject property is prominently located on the Dublin Road which offers easy access to the city centre, the new Belfast Transport Hub, Botanic rail halt and Queen's University.

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.

Description

This modern 6 storey building has been refurbished throughout providing quality bespoke offices suites, fitted to an occupiers' requirements. Finishes will 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

The show floor has been fully furnished to include 24 desks, boardroom and kitchen/breakout area.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
2nd to 5th Floors (per floor)	2,000	186

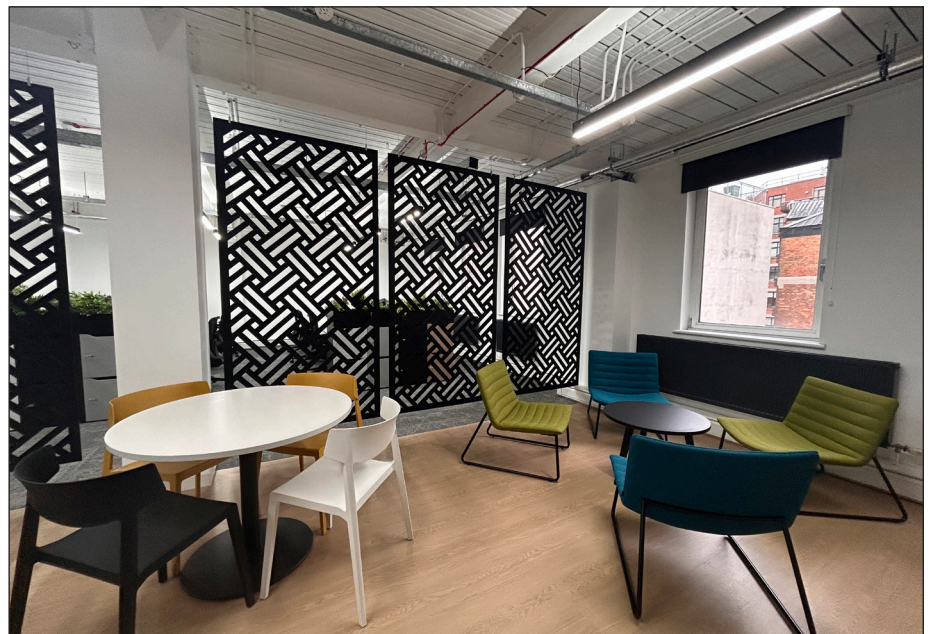
Sale/Leasing Details

Available on request.

Rates

To be reassessed following refurbishment.

Estimated rates payable: £8.00 per sq ft



Service Charge

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

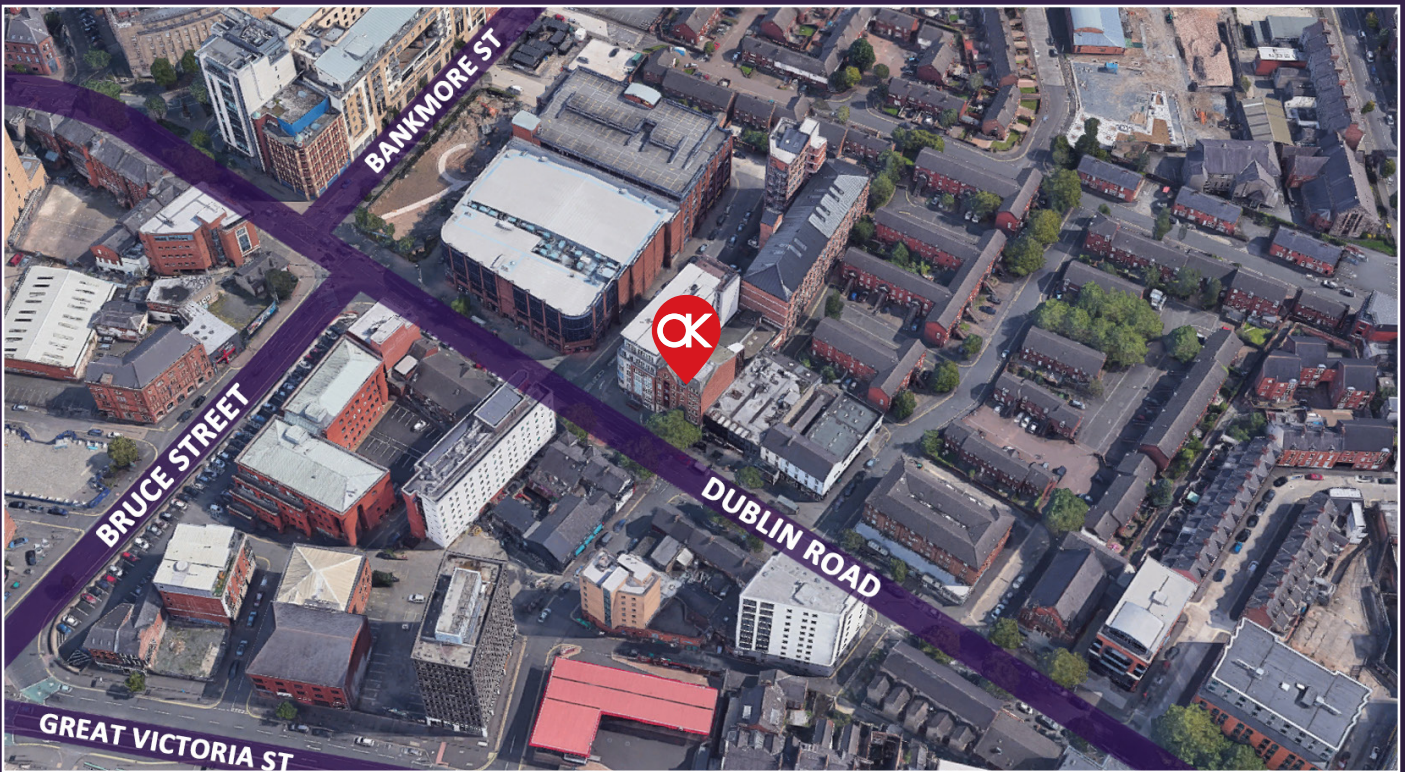
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

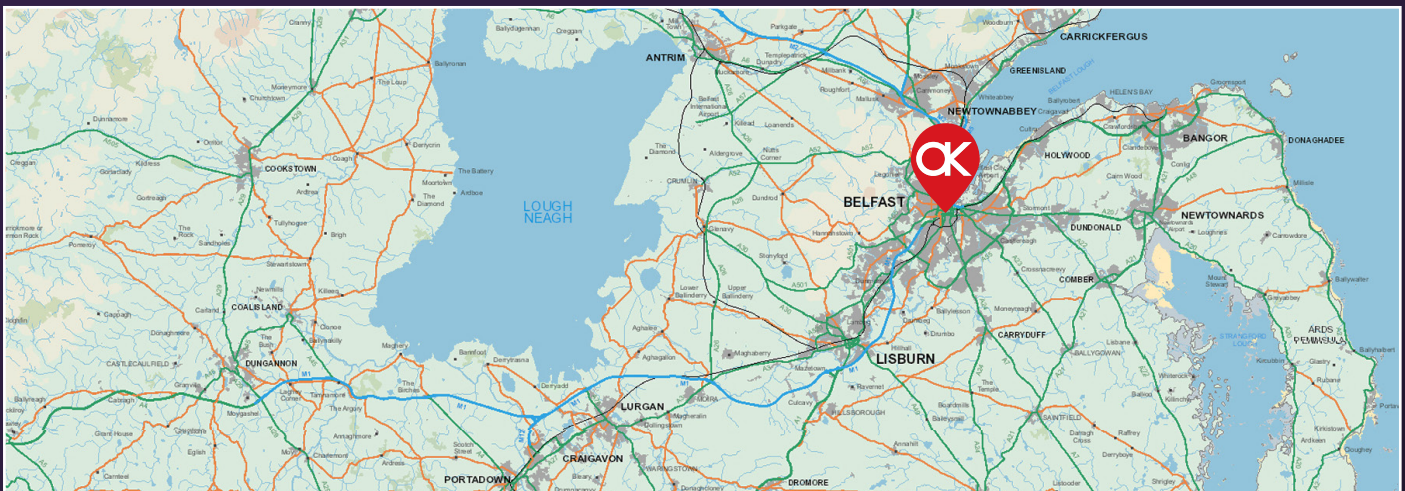
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.