



Instinctive
Excellence
in Property.

To Let

First Floor Office Suite
1,892 sq ft (176 sq m)

Suite 4
Rights House
127-131 Ormeau Road
Belfast
BT7 1SH

OFFICE



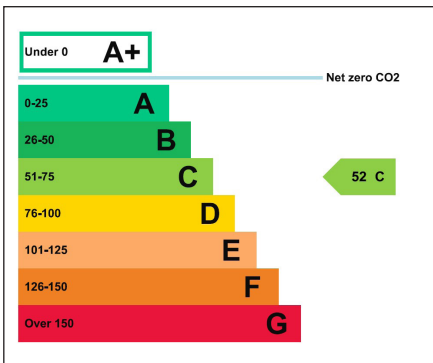
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OFFICE

EPC



Location

The property is located in a prominent position on the Ormeau Road close to its junction with University Street, approximately 0.5 km south of the city centre.

There are excellent public transport links in terms of bus services to and from the city centre, whilst Botanic Train Station is only a 10 minute walk away.

Occupiers in the building include Childrens Law Centre, Irish Pages, Troup Bywters + Anders and Todd Insurance.

Description

The subject property is a landmark Grade B1 listed building and has been extensively refurbished in recent years to provide modern office accommodation. The suite has been finished to a good standard and includes a range of cellular office and meeting accommodation. Finishes include:

- Carpeted floors
- Fluorescent lighting
- Suspended ceilings
- Dedicated kitchen
- Gas fired central heating

The building benefits from full disabled access, and high speed passenger lift. The suite was previously occupied by a 3rd sector organisation who provided a range of services including mediation and counselling. It may lend itself as a ready made solution for a similar organisation.

Secure on site car parking available by way of negotiation.

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
First Floor Suite 4	1,892	176

Lease Details

Term: Negotiable
Rental: £15,000 per annum exclusive

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £12,200
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £7,312.22

Note - It may be possible to avail of small business rates relief. We would advise interested parties to make their own enquiries.

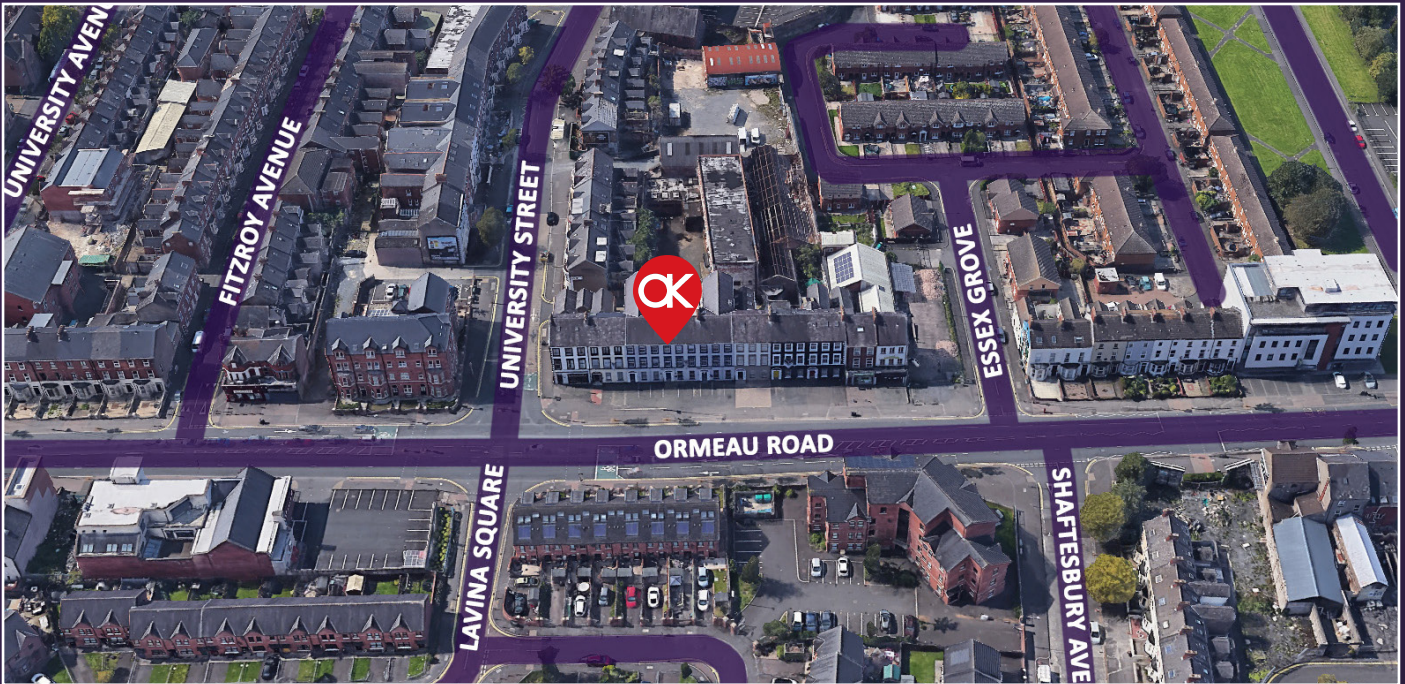
VAT

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

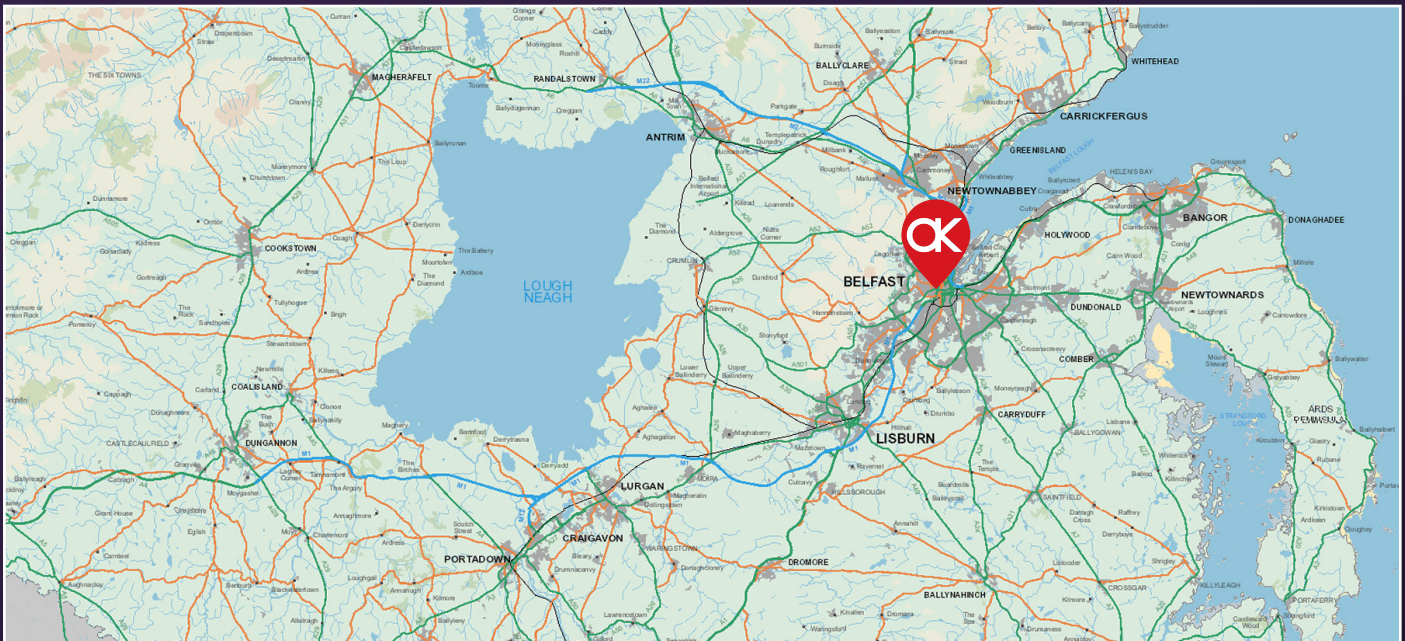
Anti-Money Laundering

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.