



Instinctive  
Excellence  
in Property.

# To Let

Office Suite/Commercial Opportunity  
c. 2,478 sq ft (230.22 sq m)

First Floor  
Somerset House  
232-242 Ormeau Road  
Belfast  
BT7 2FZ

OFFICE



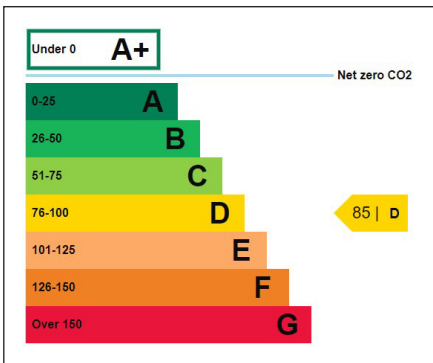
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### EPC



### Location

The property occupies a prominent position on the prosperous Ormeau Road approximately 1.5 miles from the city centre. The area benefits from excellent transportation links to the city centre and the A55 outer ring.

The immediate vicinity exhibits a mix of retail and high density residential property benefitting from significant pedestrian traffic. Neighbouring occupiers include the likes of Tesco, Neptune, Café Nero and Ulster Bank.

### Description

The property is first floor office accommodation looking directly onto the Ormeau Road. Internally the property benefits from numerous multi-use office and meeting rooms in addition to a large kitchen.

The property also benefits from a five person lift from the ground floor entrance as well as a conventional carpeted staircase leading to a reception room on the first floor.

The property is finished to a good standard including carpeted or vinyl flooring with fluorescent lighting and plastered and painted walls. Externally the property benefits from one car parking space to the rear.

### 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	2,478	230.22

### Rates

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

<b>Net Annual Value:</b>	£19,800
<b>Rate in the £ for 2024/2025:</b>	£0.599362
<b>Estimated Rates Payable:</b>	£11,867.37

### Lease Details

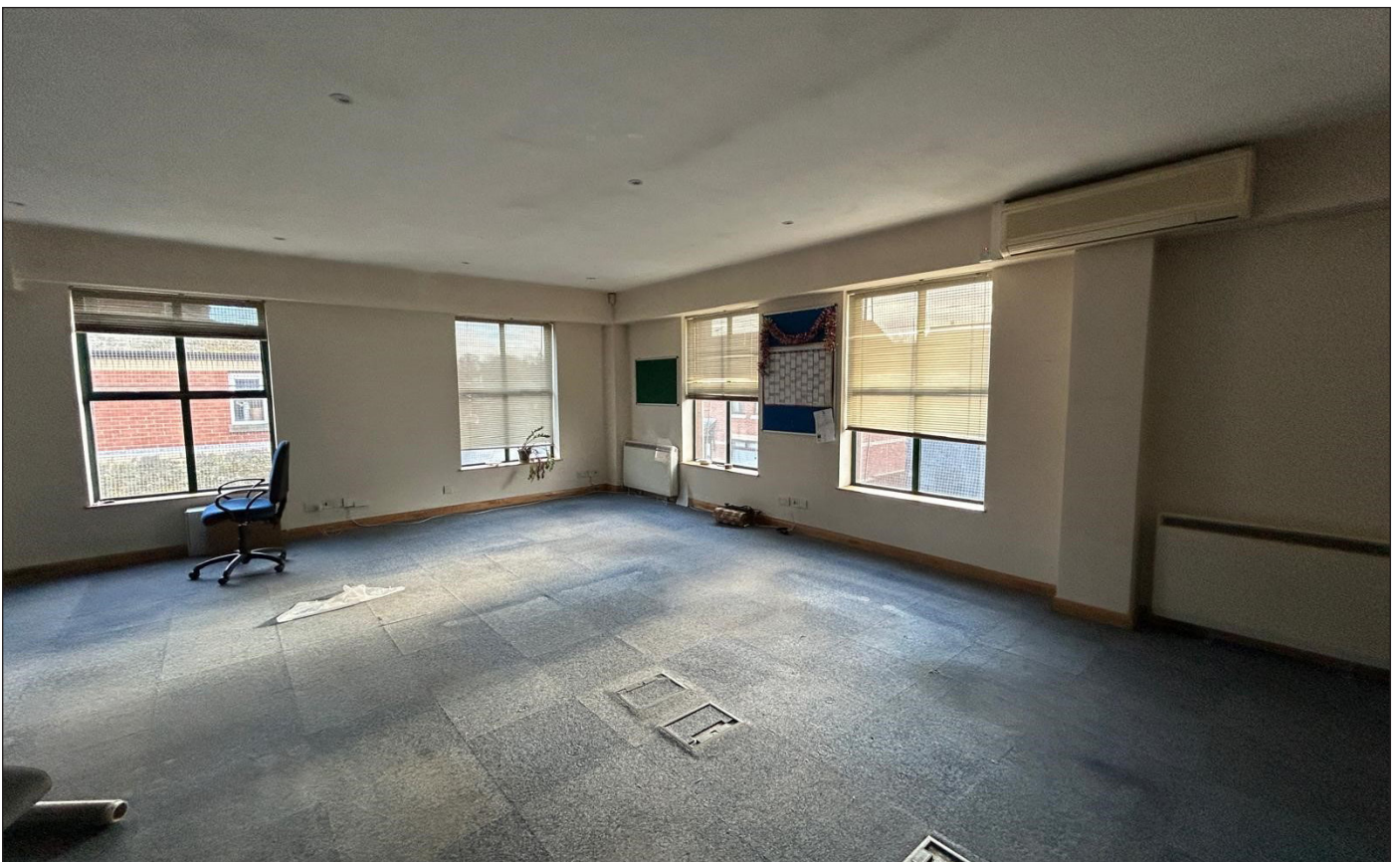
<b>Term:</b>	TBC
<b>Rent:</b>	£24,000 per annum
<b>Insurance:</b>	Full repairing and insuring
<b>Service Charge:</b>	£1,350 per annum

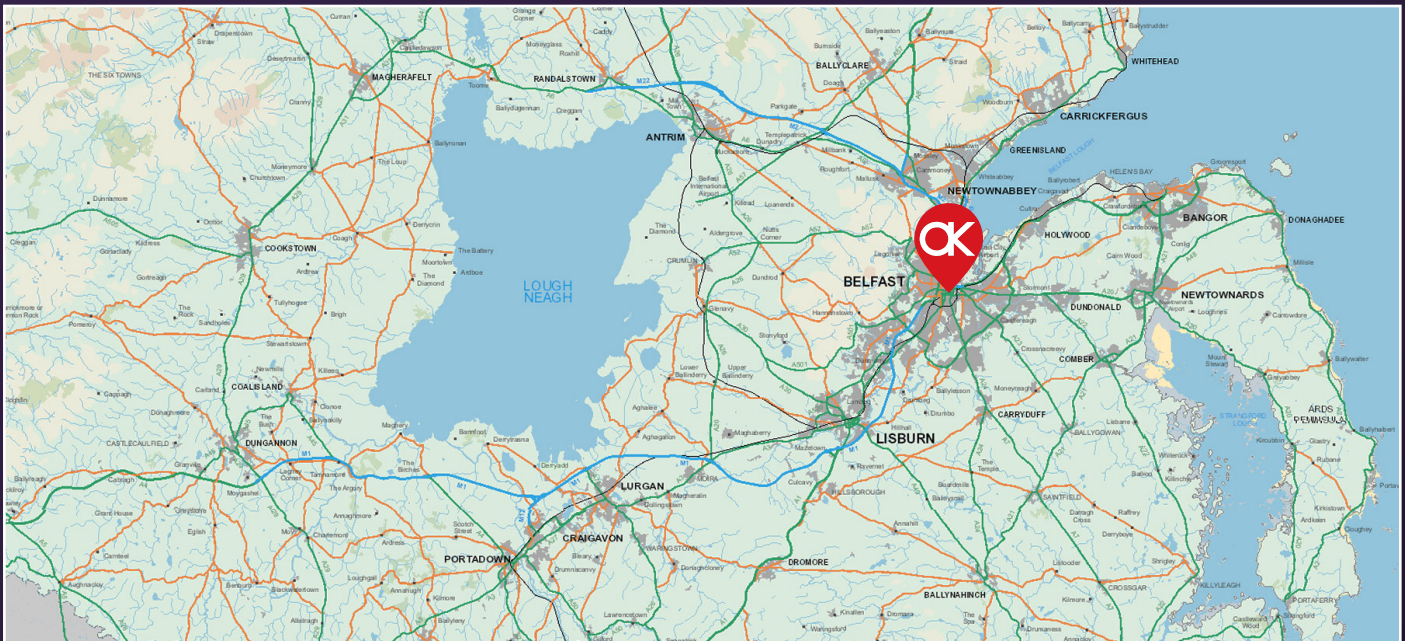
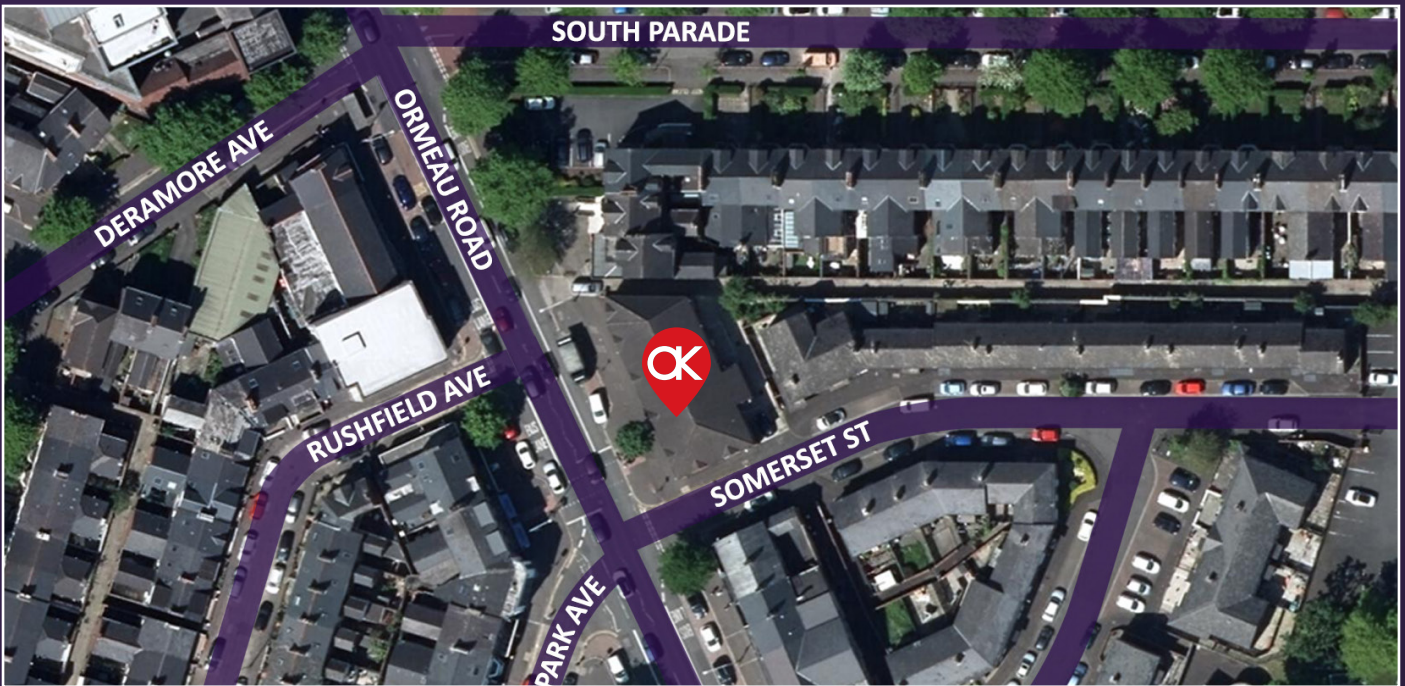
### VAT

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.