

FOR SALE/TO LET

**HIGH QUALITY OFFICE BUILDING
WITH PRIVATE PARKING OF 7,721 SQ FT
40-44 EGLANTINE AVENUE, BELFAST**



028 9024 9024



FOR SALE/TO LET

HIGH QUALITY OFFICE BUILDING WITH PRIVATE PARKING

40-44 EGLANTINE AVENUE, BELFAST



LOCATION

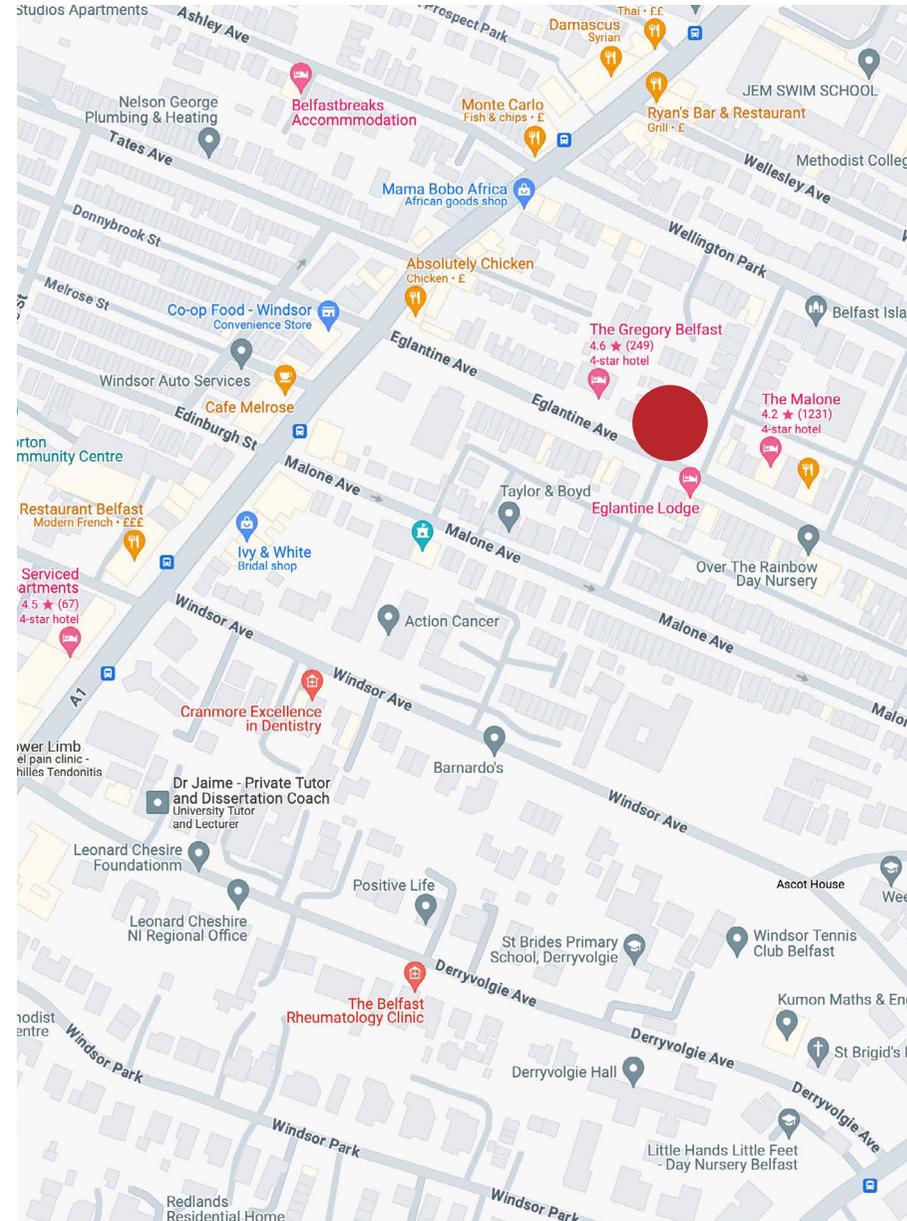
Well located in this popular south Belfast, tree lined avenue, between Lisburn Road and Malone Road. The property is in close proximity to Queens University, Belfast City Hospital and around 2 miles from Belfast City Centre.

DESCRIPTION

The property which was substantially refurbished and extended in 2007, offers quality office accommodation over 3 floors, and is finished to include plastered and painted walls, plastered/ suspended ceilings, feature lighting, part air conditioning, timber/double glazed uPvc window frames and Velux windows.

The building also offers lift access to all floors, fitted kitchen plus Shower/ WC facilities. Each floor offers a mix of open plan offices, board/meeting rooms, private offices, along with staff facilities.

An attractive enclosed courtyard sits to the rear of the building, along with private parking for 4 cars.



FOR SALE/TO LET

HIGH QUALITY OFFICE BUILDING WITH PRIVATE PARKING

40-44 EGLANTINE AVENUE, BELFAST

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	2,720 sq ft	252.69 sq m
First Floor	2,932 sq ft	272.38 sq m
Second Floor	2,069 sq ft	192.21 sq m
Total	7,721 sq ft	717.28 sq m

NAV

We have been advised by Land & Property Services that the NAV of the property is £68,900. Rate poundage 2023/24 is £0.5722

SALES DETAILS

Price: Offers over £995,000
 Title: Freehold or long leasehold subject to a nominal ground rent
 Viewing: By appointment through Campbell Cairns
 VAT: Prices outgoing and rentals does not include VAT which may be chargeable

LEASE DETAILS

Rent: £97,500pa
 Term: Negotiable
 Repairs: Tenant responsible for internal and external repair to the building
 Insurance: Tenant to reimburse the landlord with the cost of building insurance



For Indicative Purposes Only

FOR SALE/TO LET

HIGH QUALITY OFFICE BUILDING WITH PRIVATE PARKING

40-44 EGLANTINE AVENUE, BELFAST





For viewing appointments please contact:

Ronan Campbell

07803 722898

ronan@campbellcommercial.co.uk

Emily Law

07703 809256

emily@campbellcommercial.co.uk

Campbell Commercial

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC



Disclaimer - Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukSI/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 Campbell Cairns. 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.