

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



Ground Floor Modern Office Accommodation

Ormeau Health Centre
120a Ormeau Road
Belfast
BT7 2EB

- Accommodation extends to 812 sq ft
- High volumes of vehicular and pedestrian traffic
- Available immediately

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property is located in a prominent position on the busy Ormeau Road, approximately 0.5km south of Belfast City Centre.

The Ormeau Road is one of the main arterial routes connecting Belfast to the wider regions and the subject benefits from excellent transport links in the form of bus services to and from the City Centre. Botanic Train Station is also just a 10 minute walk away.

Other occupiers within the vicinity include Rejuvenate, Hatfield House and Clear Pharmacy.

DESCRIPTION

The unit is presently finished to include vinyl flooring, suspended ceiling with LED lighting and perimeter trunking. Internally, the unit comprises of primarily open plan space, with 1 No. private office / meeting room. Kitchen and W.C. facilities are also contained within.

LEASE DETAILS

Rent: £8,500 per annum excl

Term: Subject to negotiation

Repairs: The space will be offered on an effective Full Repairing and Insuring basis

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.



RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £7,250.

The current commercial rate in the pound is £0.599362 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated to be £4,345.37.

Interested parties are advised to make their own enquiries in respect of rates.

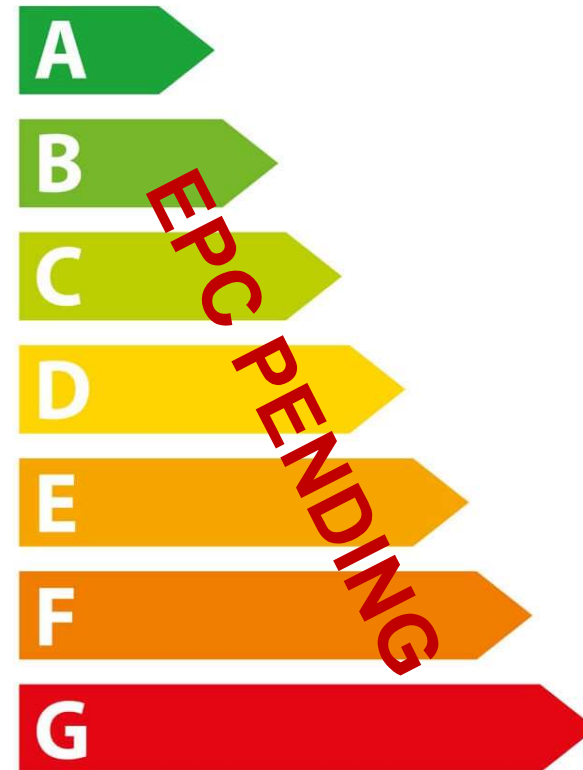
VAT

All prices and outgoings stated are exclusive of VAT, which may be chargeable.

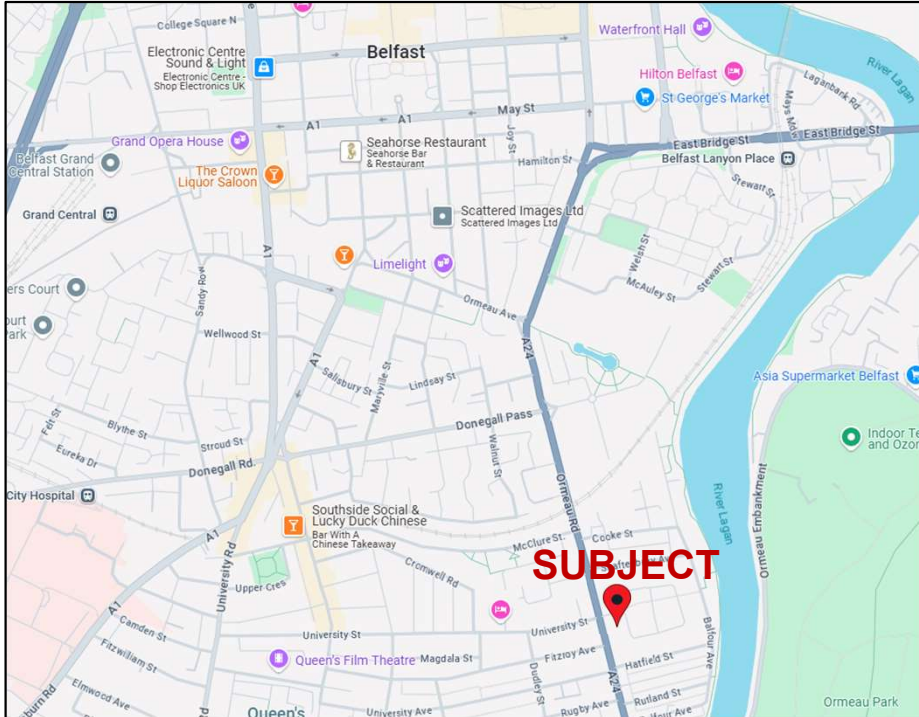
EPC

The properties energy performance rating is pending.

The full certificate can be made available upon request.



LOCATION



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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Ross Molloy / Aoibhin McDonnell

Tel: 07443 085690 / 07442 232006

Email: ross.molloy@mcconnellproperty.com / [aubihin.mcdonnell@mcconnellproperty.com](mailto:auibhin.mcdonnell@mcconnellproperty.com)

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