

**OK
T**



Suite 8, Alexander House, 17 Ormeau Avenue, Belfast, BT2 8HD

Stunning Studio / Loft Style Office Suite of c. 2,500 sq ft (232 sq m)

LOCATION

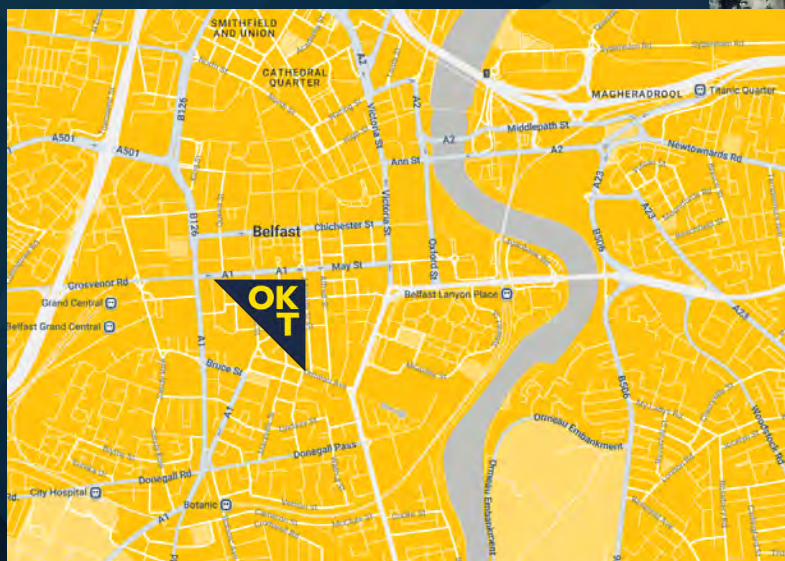
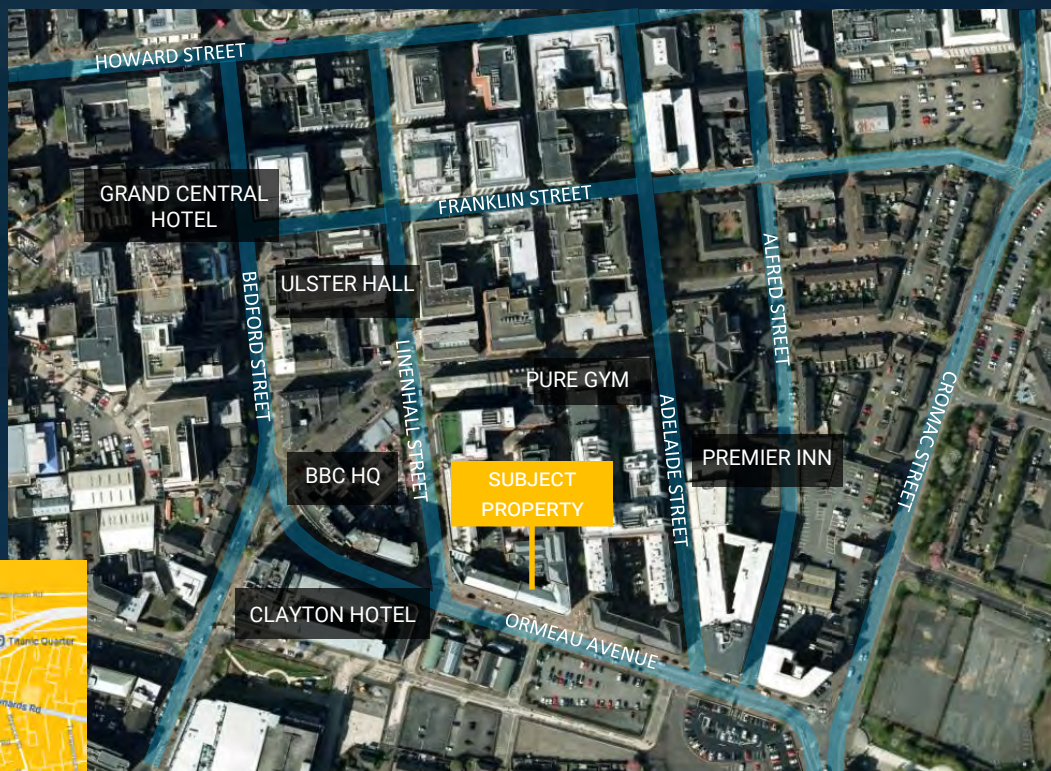
Alexander House occupies a prominent location at the junction of Ormeau Avenue and Adelaide Street, in the heart of Belfast's Central Business District.

Only minutes' walk from the City Centre, public transport links and contract parking available in the area in addition to on street metered parking for visiting clients.

DESCRIPTION

Stunning studio / loft style open plan office suite fitted to include raised access timber floors with 3 compartment trunking, original red brick walls, glazed meeting room, recessed spot lighting and feature cast iron columns together with gas fired and communal WCs and shower.

24/7 access with passenger lift.



ACCOMMODATION

DESCRIPTION

SUITE 8

Comprising reception area, open place office, 1 no. private meeting room and open plan kitchen

AREA (SQ M)

c. 232 sq m

AREA (SQ FT)

2,500 sq ft



**C. 4 MILES
TO BELFAST CITY
AIRPORT**



**C. 8 MINS
WALK TO CITY
CENTRE**



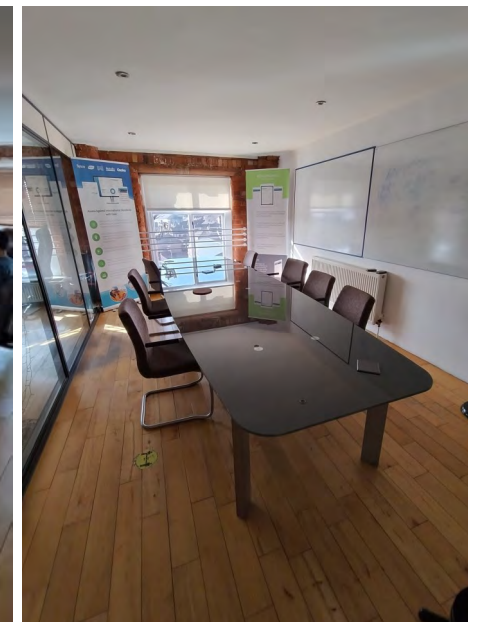
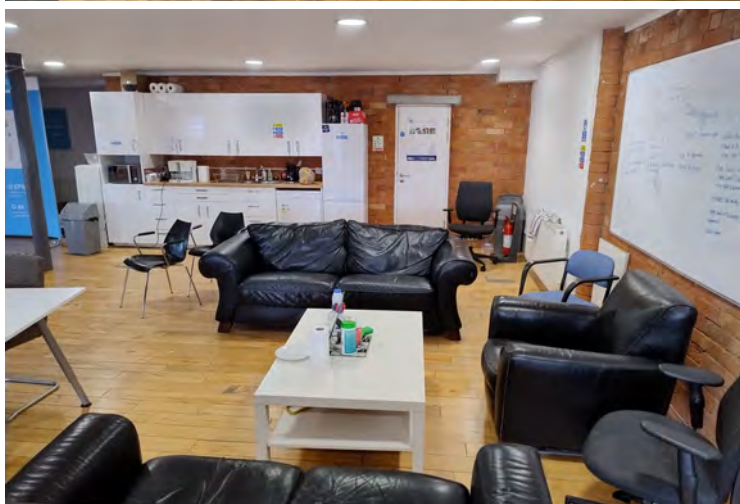
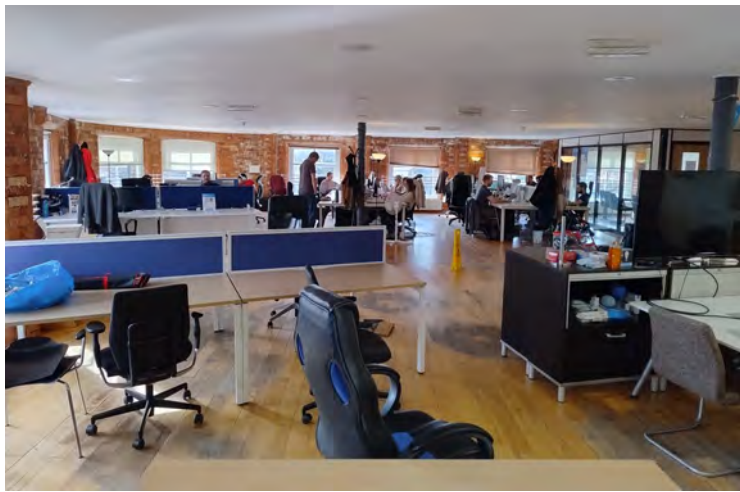
**C. 1.3 MILES
FROM M2
MOTORWAY**



**C. 8 MINS
WALK TO BUS /
RAIL STATION**

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 5 years from when you cease to have a contractual relationship with OKT. 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.



LEASE DETAILS

RENT: £42,500 per annum plus VAT
TERM: Negotiable
REPAIRS: Effective full repairing and insuring lease.
SERVICE CHARGE: Payable in respect of the costs of repair and maintenance of the common areas. Currently c. £3.40 psf.
AVAILABILITY: Available June 2025

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

VAT

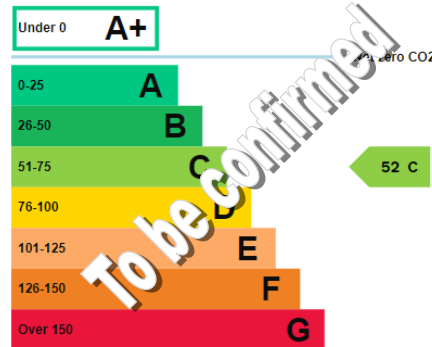
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £28,000

Estimated Rates Payable in accordance with LPS: £16,782.14

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

ian.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.