



To Let Commercial Office Premises

322 Donegall Road, Belfast, BT12 6FX


**FRAZER
KIDD**

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Summary

- The premises occupy a prominent location fronting onto Donegall Road, within c. 1 mile of Belfast City Centre and c. 0.3 miles from the A12 Westlink.
- Mixture of open plan and private office accommodation extending to c.6,890 sq ft.
- Nearby occupiers include a EuroSpar supermarket and McDonalds, with the site also being within 15 minutes walking distance from the Royal Victoria Hospital and City Hospital.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject property is situated on the Donegall Road, conveniently located c. 1 mile from Belfast City Centre and c. 0.3 miles from the A12 Westlink which provides excellent links to the wider motorway network, Belfast port, and City Airport via the A55 outer ring.

Description

The property comprises of a large office opportunity. Comprising of ground floor reception area, private offices, with a large open plan office on the 1st floor hosting a board room, smaller offices, kitchen and WC facilities. The property benefits from on-street parking and great transport links.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	285	3,067
1st Floor	355	3,823
W/Cs		
Total Approximate Net Internal Area	640	6,890

Lease

Length of lease by negotiation

Rates

Rates to be assessed

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £14,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



