

OFFICE SUITES TO LET

POTTERS QUAY, 5 RAVENHILL ROAD, BELFAST, BT6 8DN

CBRE NI

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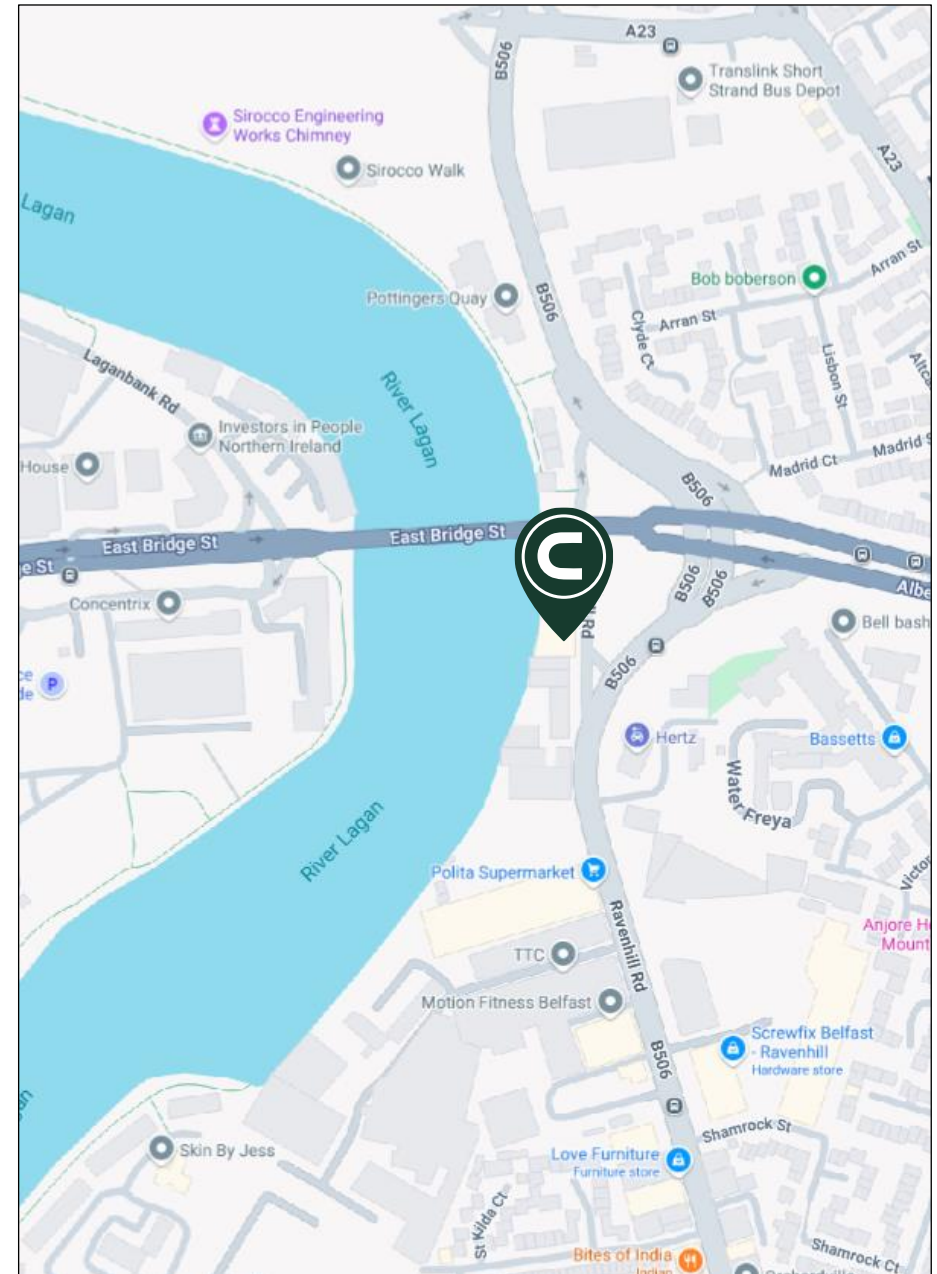
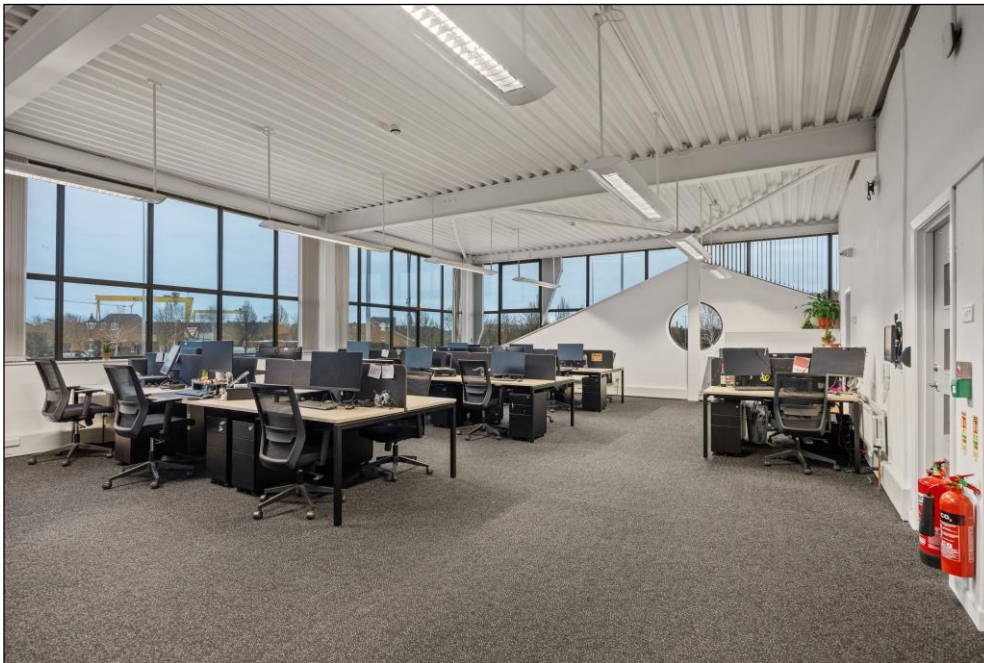
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Key Benefits

- Office suites available of 1,410 sq ft and 2,983 sq ft
- Fully furnished
- Adjacent to riverside parklet
- Property is located a 5-minute walk from Lanyon Train Station
- Close to Belfast Glider network
- Opposite River Lagan Towpath
- On-site car parking

Location

The subject property is located adjacent to the Albert Bridge and is within 5-minutes walking distance to Belfast Lanyon Train Station, and a 15-minute walk to City Hall. There is a superb road access from the M3 bridge which links the M1 and M2, leaving Belfast City Airport a 5-minute drive away.



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Description

Units 3 and 4 are fully furnished and finished to a good standard throughout. Finishes include plastered and painted walls, carpeted floors, exposed ceilings, gas fired central heating, kitchen and WC facilities. The suites also benefits from impressive riverside views and onsite secured car parking spaces

Tenure

Rent	£19 per sq ft, per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for Unit 3 is £12,600. Therefore, the estimated rates payable for 2024/25 is £7,551.96

We have been advised by Land and Property Services that the estimated rateable value for Unit 4 is £20,800. Therefore, the estimated rates payable for 2024/25 is £12,466.73.

VAT

The property is not elected for VAT.

Accommodation

Area		
Unit 3	1,410 Sq Ft	130 Sq M
Unit 4	2,983 Sq Ft	227 Sq M

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

Unit 3 has been rated as C – 59 under EPC regulations.

Unit 4 has been rated as D – 78 under EPC regulations.

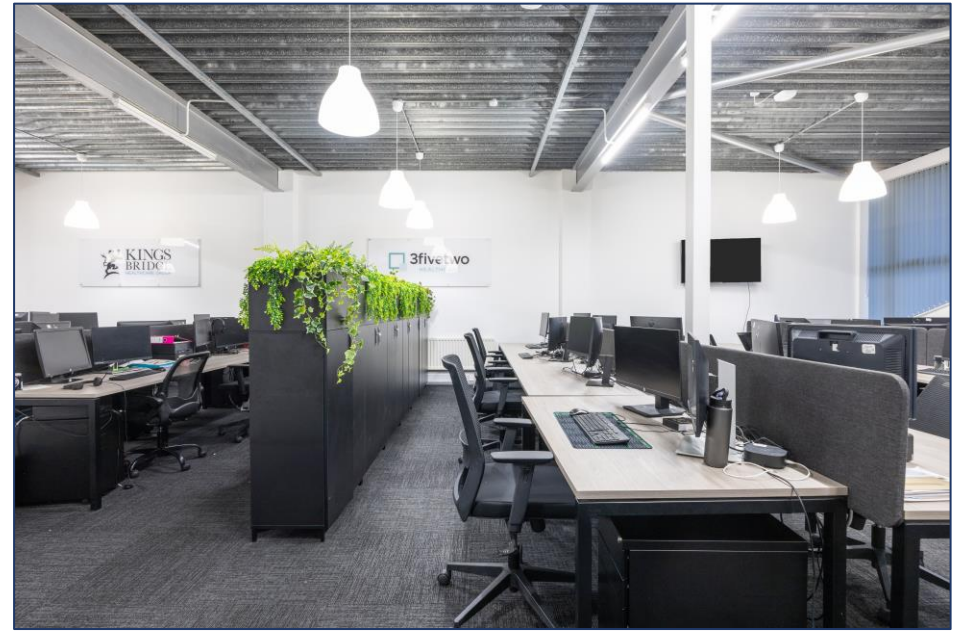
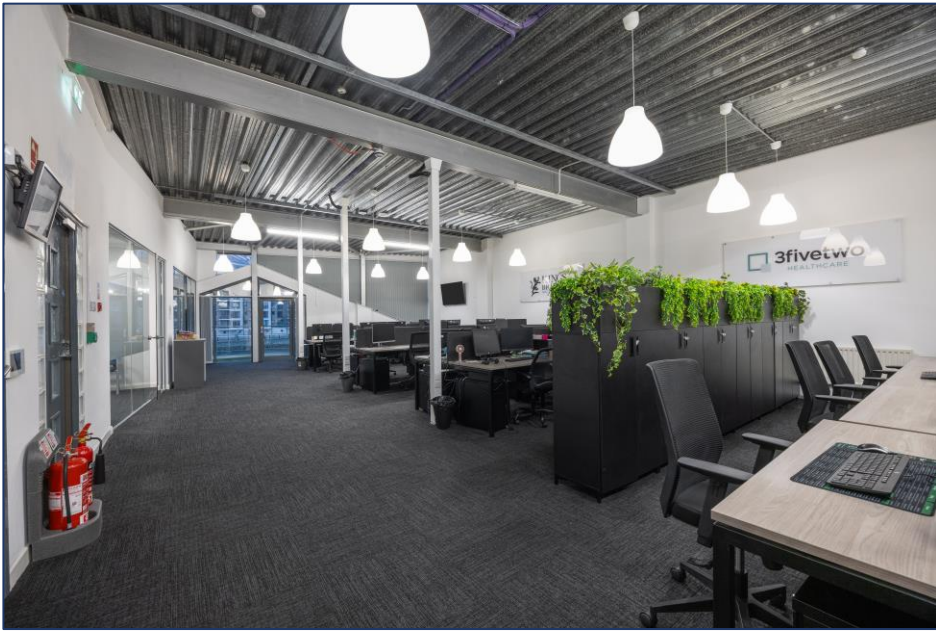
A copy of the EPC Certificates are available below and can be made available on request.



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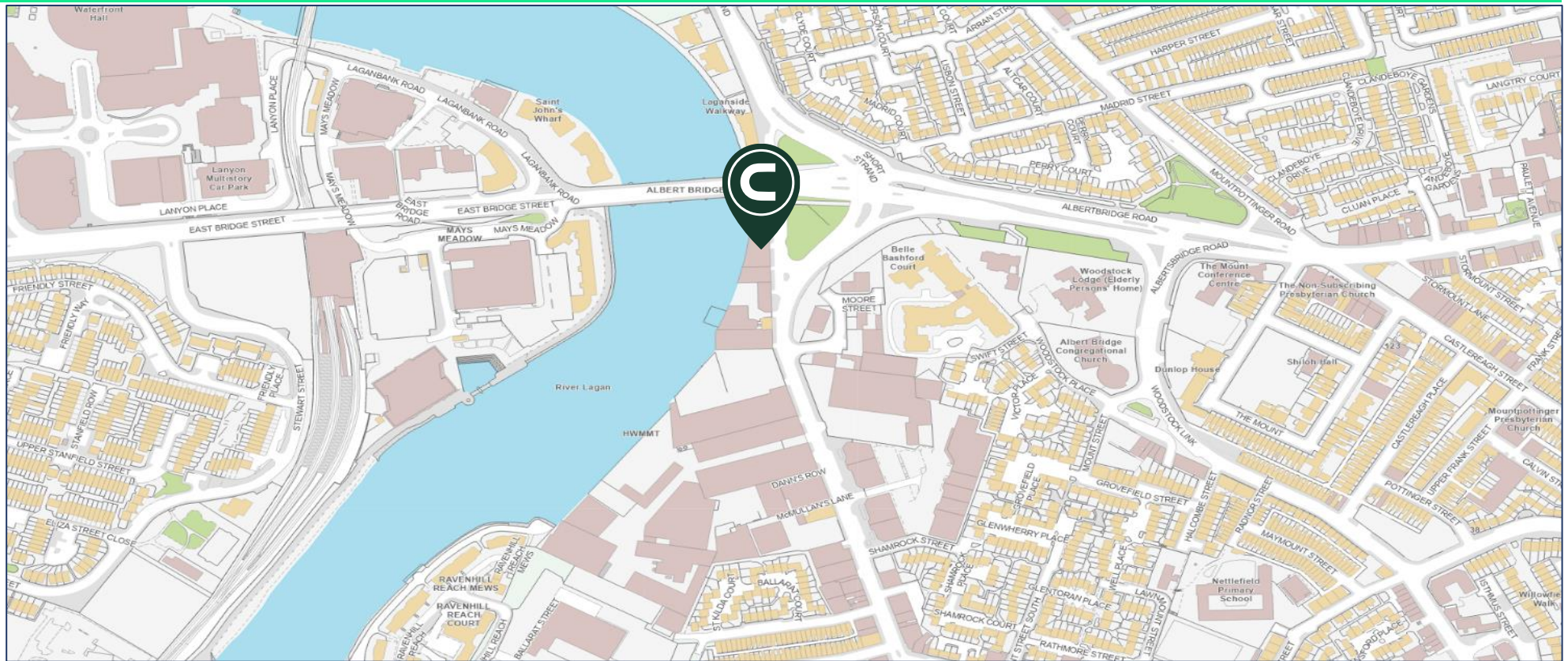
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