



**Instinctive
Excellence
in Property.**

To Let

**Prominent Office Accommodation with
lift access & on site car parking**

(Suitable for alternative uses subject to planning permission)

c. 1,218 sq ft (113 sq m) - 4,492 sq ft (417 sq m)

127-131 Ormeau Road
Belfast
BT7 1SH

OFFICE / RETAIL



To Let

Prominent Office Accommodation with Lift Access & On Site Car Parking

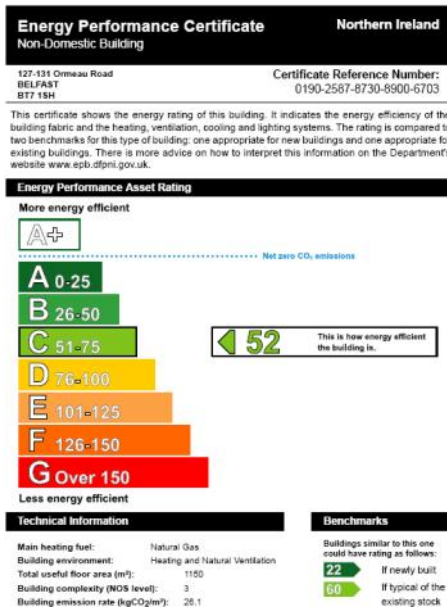
(Suitable for alternative uses subject to planning permission)

c. 1,218 sq ft (113 sq m) -
4,492 sq ft (417 sq m)

127-131 Ormeau Road
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OFFICE / RETAIL

EPC



Location

The property is located in a prominent position on the Ormeau Road close to its junction with University Street, approximately 1/2 a mile south of the city centre.

There are excellent public transport links in terms of bus services to and from the city centre, whilst Botanic Train Station is a 10 minute walk away.

Occupiers in the building include Childrens Law Centre, Irish Pages and CENI. Furthermore Ormeau Health Centre is located close by.

Description

The subject property is a landmark Grade B1 listed building which was extensively refurbished in recent years to provide modern office accommodation.

The office suites are finished to a high specification to include carpeted floors, plastered and painted walls and ceilings with stripped fluorescent low energy lighting, video controlled intercom entrance system, CATS cabling via a perimeter trunking and gas fired central heating.

The building has full disabled access via a high speed passenger lift, kitchen facilities in each unit, CCTV and communal WC's on each floor.

The suites would also be suitable for other uses such as physiotherapists, dentists, alternative therapies, health and beauty etc subject to any necessary consents.

Both secure and on site car parking is available by way of negotiation.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition incorporating IPMS:-

GF Suite 2	:	1,218 sq ft	(113 sq m)
1st Floor Suite 3	:	1,382 sq ft	(128 sq m)
1st Floor Suite 4	:	1,892 sq ft	(176 sq m)
TOTAL NIA		4,492 sq ft	(417 sq m)

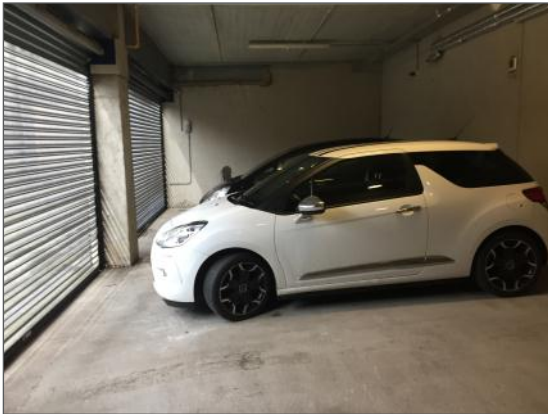
Lease Details

Term	:	Negotiable.
Repair	:	Full repairing and insuring via service charge.
Rent	:	Suite 2 £8,000 p.a. exc. Suite 3 £8,500 p.a. exc. Suite 4 £12,000 p.a. exc.

FRONT OF PROPERTY



EXAMPLE CAR PARKING



GROUND FLOOR SUITE 2



Rates

Having researched the LPS website we understand that the rating information is as follows:-

- GF Suite 2 NAV £6,850 estimated amount payable £3,990 p.a.
- 1st Suite 3 NAV £6,750 estimated amount payable £3,932 p.a.
- 1st Suite 4 NAV £9,750 estimated amount payable £5,680 p.a.

Note - It may be possible to avail of small business rates relief. We would advised interested parties to make their own enquiries.

VAT

We have been advised by the landlord that the property is VAT registered and VAT will be payable on all outgoings.

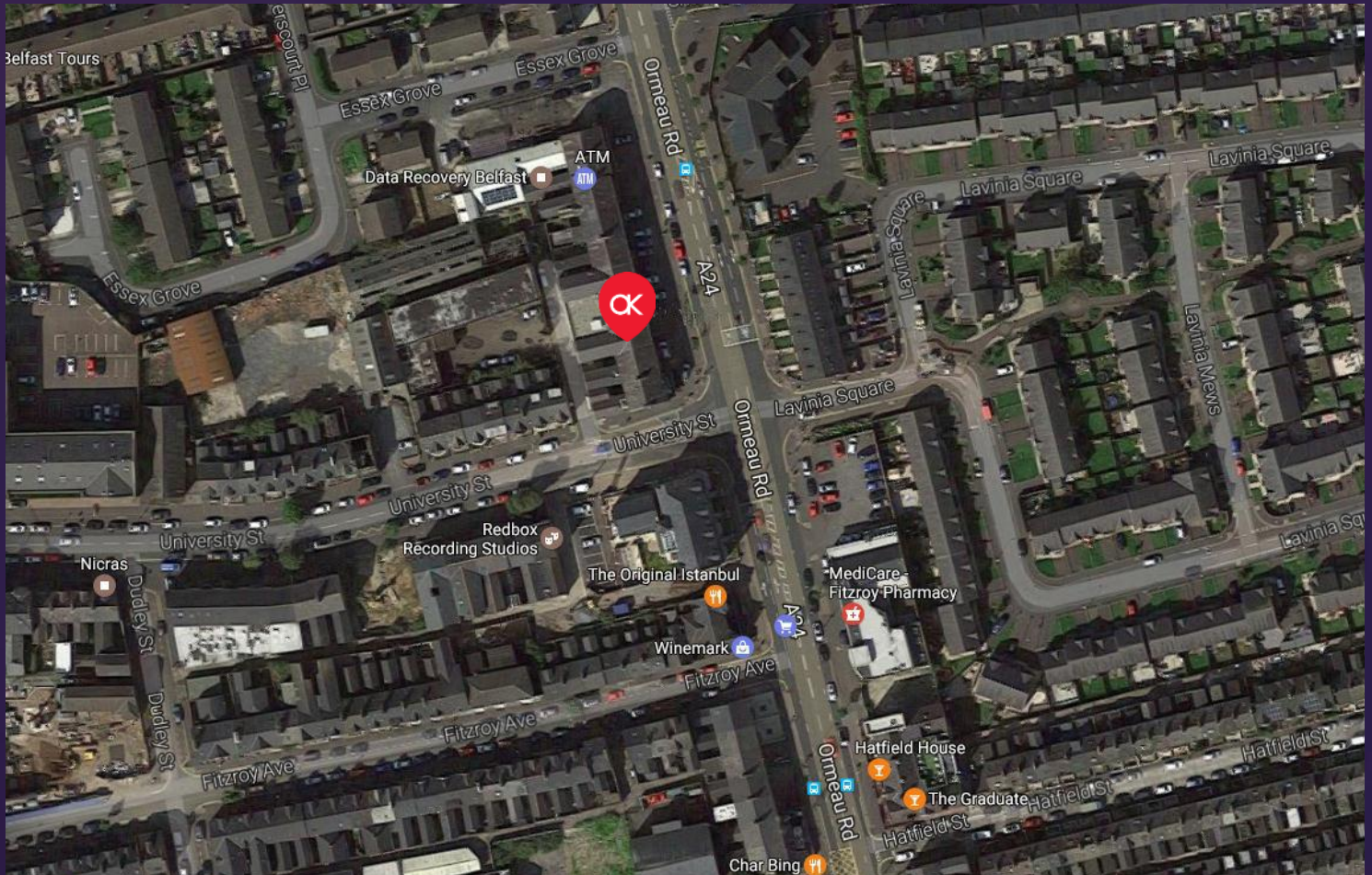
FIRST FLOOR SUITE 3



FIRST FLOOR SUITE 4



Location Map



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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