

Suite 3, Rushmere House, 46 Cadogan Park, Belfast, BT9 6HH

To Let

Fully fitted suite of c.3,986 sq ft with 15 on-site car parking spaces



Lambert
Smith
Hampton

Location

The property is ideally located in the heart of south Belfast's mature suburb of Malone, which is regarded as an exceptionally sought after location. Located on the Malone Road, accessed via Cadogan Park, the subject provides ease of access to the Lisburn Road, Balmoral Avenue and the City Centre.

Public Transport is available within close proximity to include a bus route on Malone Road. The nearby Lisburn Road provides for a wide range of social amenities including restaurants, bistros and wine bars; in addition to convenience and specialist shops and boutiques.

The immediate road infrastructure provides ease of access to Belfast City Centre, 'Outer Ring Road' and the M1 Motorway.

Description

The subject property comprises a three-storey purpose built office of 1980's construction with surrounding surface level car parking. The building is of concrete frame construction with red brickwork infill and a flat, felt covered roof. The building has double glazed windows on each elevation. The main pedestrian entrance to the office building is situated on the southern elevation and comprises a small timber footbridge leading to glazed double doors and floor to ceiling height glazed curtain walling.

Internally, the office suite provides a mix of open plan and partially sub-divided offices and are fitted to a high standard to include suspended ceilings, recessed fluorescent lighting and a mix of carpet, vinyl and tiled covered floors.

Schedule of Accommodation

Suite 3	3,986 sq ft	379.3 sq m
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Lease Details

Term - Minimum 5 year lease.

Rent - £62,500 per annum.

Rent Reviews – 5 yearly in an upward only direction.

Service Charge – A service charge is levied to cover the cost of exterior repairs / maintenance, security, management, etc. Currently £19,680 per annum.

Insurance – The tenant will reimburse the Landlord with the cost of insuring the unit. Currently £456 per annum.







Rates

We have been advised by Land & Property Services of the following:-

Net Annual Value: £51,700

Rate in £ 17/18: £0.59268

Rates payable (if applicable): £30,642

VAT

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

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