

33 Dargan Road, Belfast, BT3 9JU

## To Let

Fully refurbished office accommodation with 23 no. on-site car parking spaces, available from approximately 2,539 sq ft to 5,655 sq ft



**TO LET**  
FULLY REFURBISHED  
OFFICE BUILDING  
5,655 SQ FT (525 SQ M)  
**Lambert  
Smith  
Hampton**  
028 9032 7954  
www.lsh.ie

**Lambert  
Smith  
Hampton**

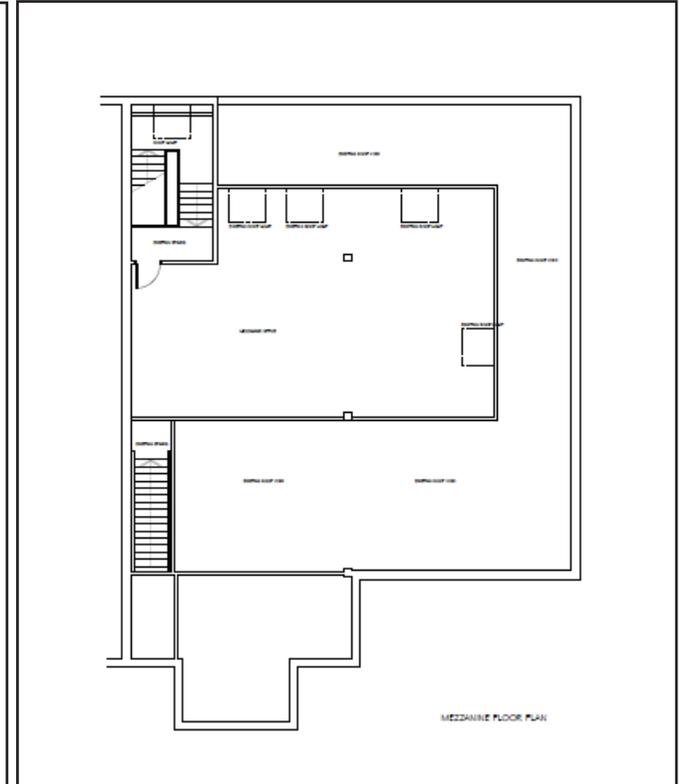
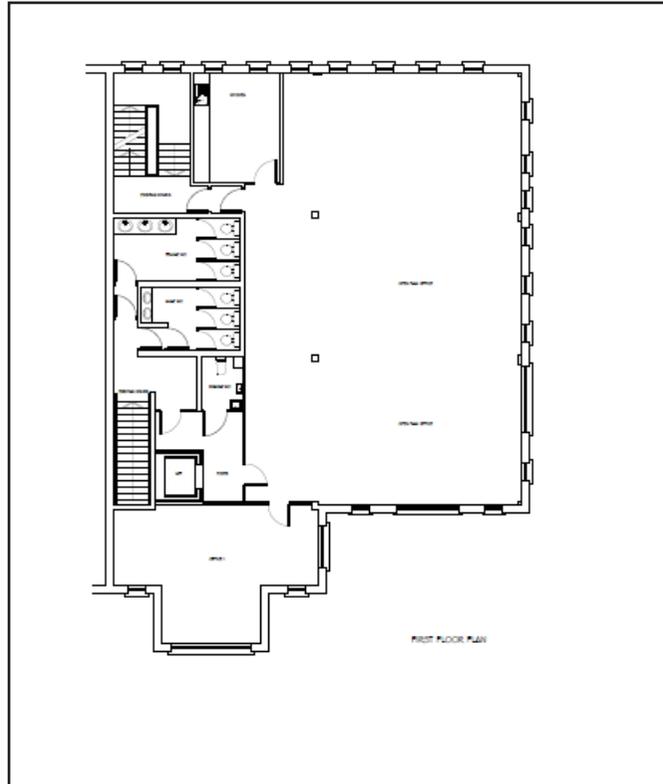
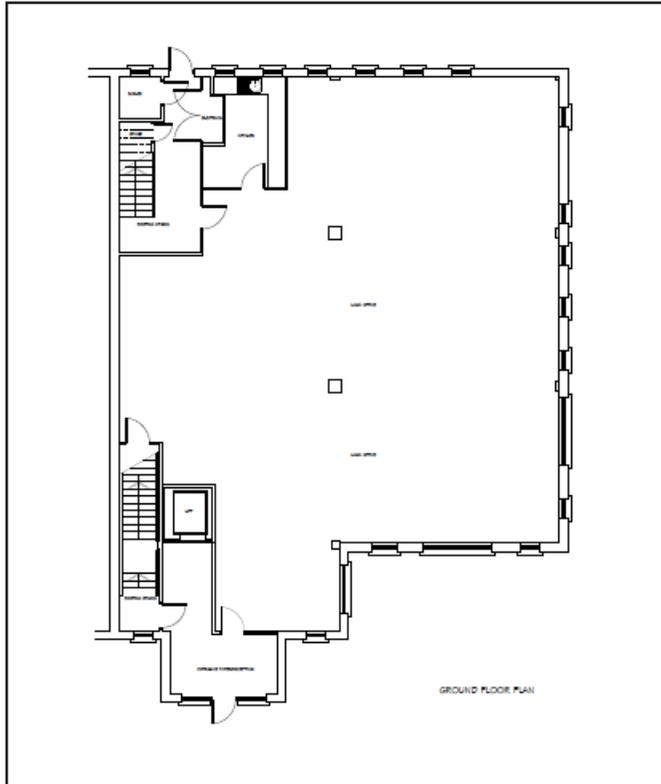


# Floor Plans

Ground Floor

First Floor

Second Floor



Internal Images



## Rear Car Parking



## Front Car Parking



## Lease Details

Rent: Price on application

Term: By negotiation

Repairs: Full repairing and insuring

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

## Energy Performance Certificate

The property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

## Rates

Net Annual Value: £64,600.00

Rate in £ 23/24: £0.572221

Rates Payable (if applicable): est £36,965.48 per annum

## Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

## Further Information

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

**Lambert  
Smith  
Hampton**

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