

# TO LET

**OFFICE/STUDIO/SHOWROOM APPROX. 1,395 SQ FT**  
1ST & 2ND FLOOR, 1A MADISON AVENUE EAST, BELFAST

**Campbell**  
Commercial

**028 9024 9024**





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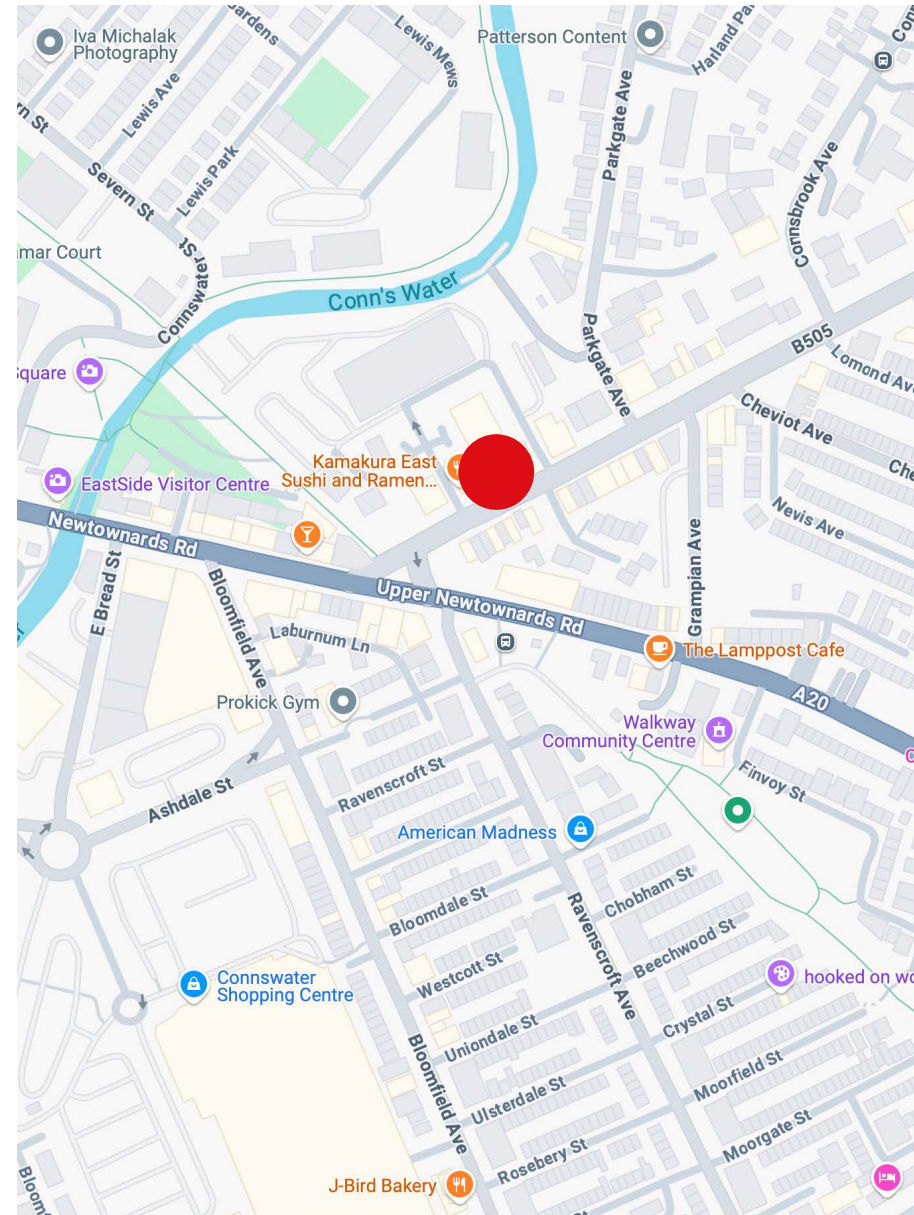
### LOCATION

The subject property has an entrance just off Holywood Road, Belfast on Madison Avenue East. The Holywood Road is one of Belfast's main arterial routes approximately 3 miles east of Belfast City Centre. It is an area of mixed commercial, retail and residential uses, benefitting from excellent public transport links with high levels of both pedestrian and vehicular traffic.

### DESCRIPTION

The accommodation is arranged over two upper floors with ground floor access from Madison Avenue East. Both first and second floors offer bright, airy and wellproportioned space suitable for offices, studios or showrooms.

The first floor offers 4 small rooms and one larger open plan space, WC facilities and a kitchen. The second floor consists of one large open plan room. The property has been finished to include plastered and painted walls and ceilings, strip fluorescent lighting, perimeter trunking and double glazing.



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#### ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
First Floor	960	89.19
WC Facilities		
Second Floor	435	40.41
<b>Total</b>	<b>1,395</b>	<b>129.6</b>

#### LEASE DETAILS

Term:	5 years
Rent:	£12,500 per annum
Repairs:	Tenant is to be responsible for internal repairs.
Insurance:	Tenant to reimburse the landlord with a fair proportion of the cost of the buildings insurance approx. 60%
Service Charge:	Tenants responsible for a fair proportion of the cost of the exterior repair and repainting approx. 60%

#### NAV

We have been advised by the Land and Property Service that the NAV for the two floors are as follows:

Rates Payable

First Floor: £4,300 £2,640.78

Second Floor: £1,800 £1,105.44

\*This property may be eligible for Small Business Rate Relief of up to 20%\*

#### VAT

Prices, outgoings and rent do NOT include VAT which may be chargeable.





For viewing appointments please contact:

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EPC



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.