

TO LET

# OFFICE ACCOMMODATION

5<sup>TH</sup> FLOOR  
GLENDINNING HOUSE  
6 MURRAY STREET  
BELFAST



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## GLENDINNING HOUSE

### LOCATION

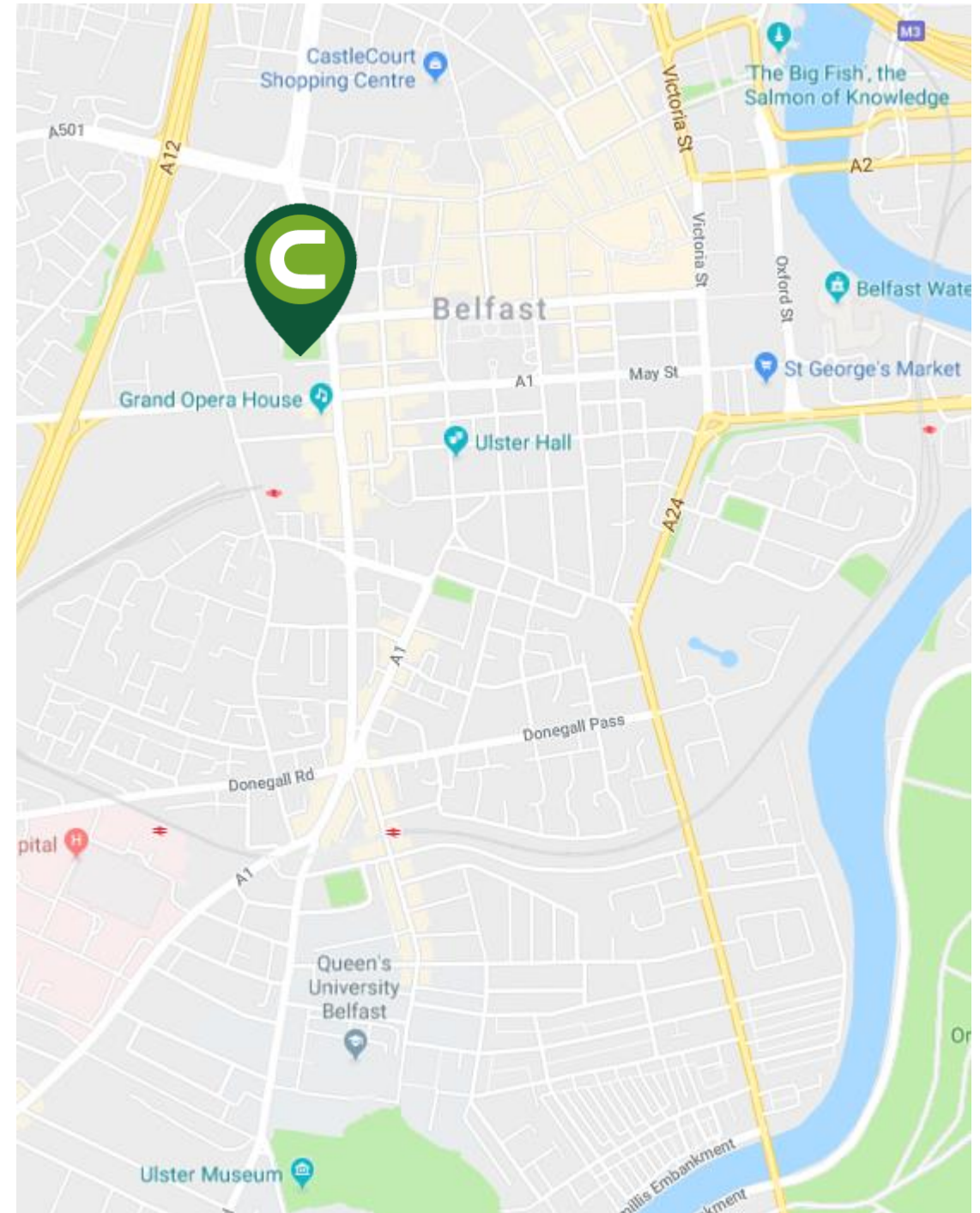
- On site car parking available under separate license
- 4 minute walk from Great Victoria Street transport centre
- Excellent range of amenities nearby
- Close to Westlink and M1 Motorway

### LOCATION

The property is situated in a highly accessible City Centre location, close to the M1 motorway, the West Link and the Great Victoria Street transport centre.

Located in close proximity to Jury's Inn, The Grand Opera House and The Royal Belfast Academic Institution.

Occupiers within the vicinity include Northern Ireland Housing Executive, Belfast Health and Social Services Trust and Carson McDowell Solicitors.



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DESCRIPTION

Office accommodation to include suspended ceiling with recessed fluorescent lighting and plastered, painted walls. The property consists of an open plan office area with, two private offices and a store. The upper floors of the building are serviced by a lift. Shared kitchen and toilet facilities available on the floor.

The main entrance lobby to Glendinning House and common areas have recently been refurbished to a high standard.

TENURE

Term	Negotiable
Rent	£10.50 psf per annum, exclusive
Repairs/Insurance	Effective full repairing and insuring lease terms..
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.

RATEABLE VALUE

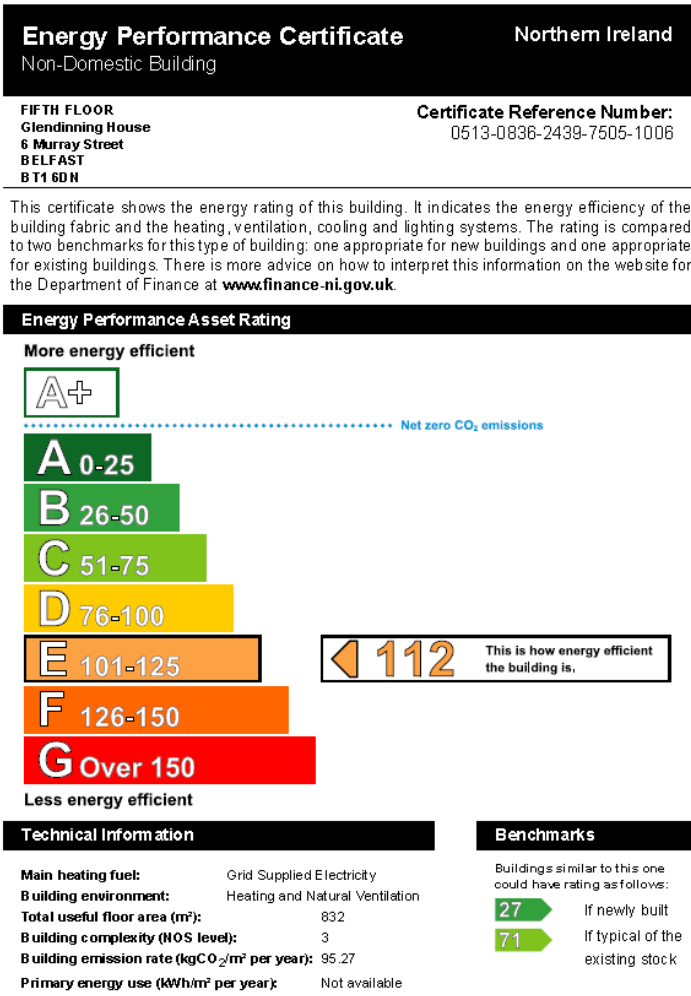
We are advised by Land and Property Services that the property has a rateable value of £14,965.

The rate in the £ for 2018/19 is £0.602803, therefore the estimated rates payable are £9,020.95.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation				
5 <sup>th</sup> Floor Office Suite	1,873	Sq ft	174	Sq m



EPC

The building has been rated as E-115 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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## CONTACT US

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