

TO LET

OFFICE ACCOMMODATION

5TH FLOOR
GLENDINNING HOUSE
6 MURRAY STREET
BELFAST



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GLENDINNING HOUSE

LOCATION

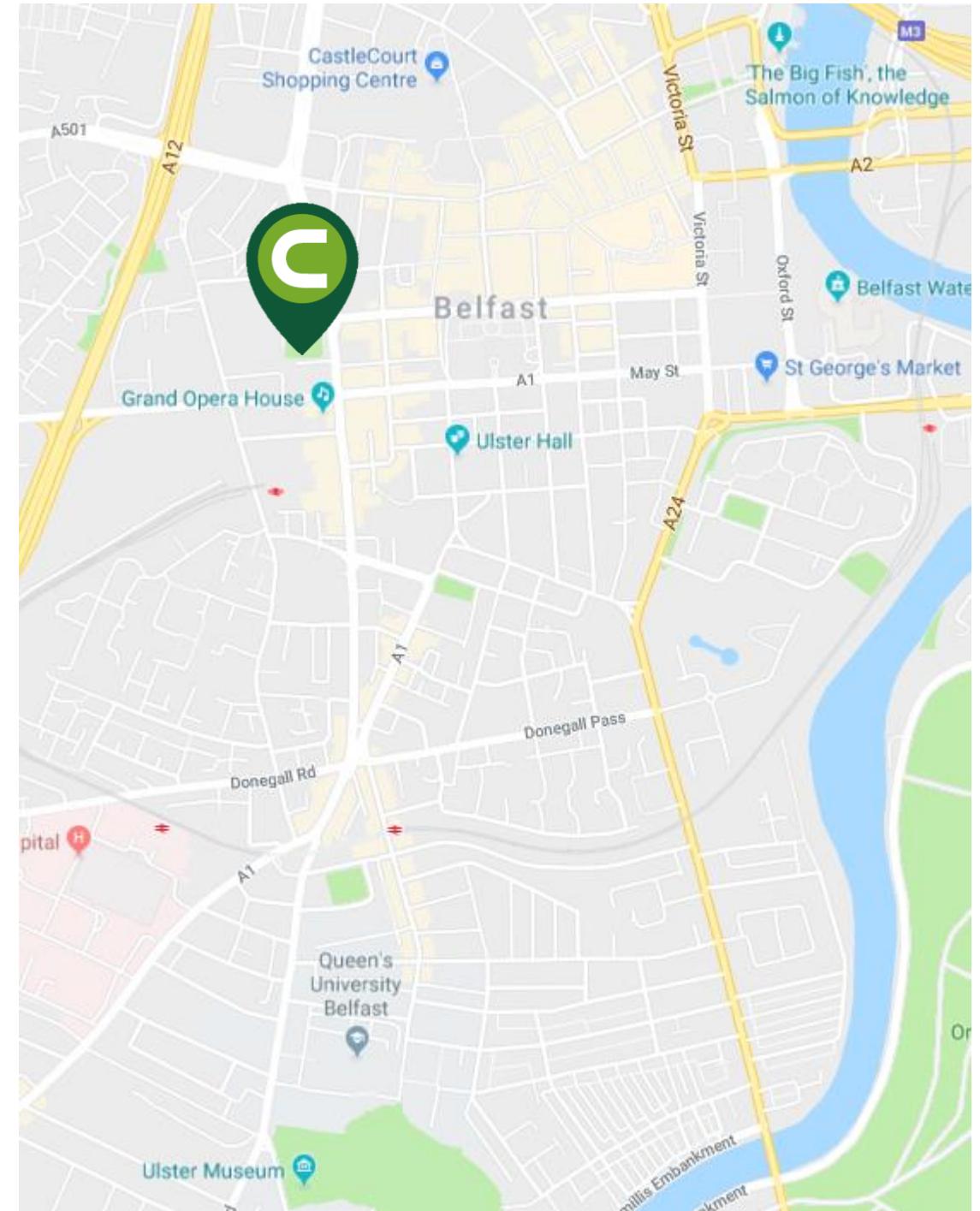
- On site car parking available under separate license
- 4 minute walk from Great Victoria Street transport centre
- Excellent range of amenities nearby
- Close to Westlink and M1 Motorway

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 th Floor Office Suite	1,873	Sq ft	174	Sq m

Energy Performance Certificate Northern Ireland

Non-Domestic Building

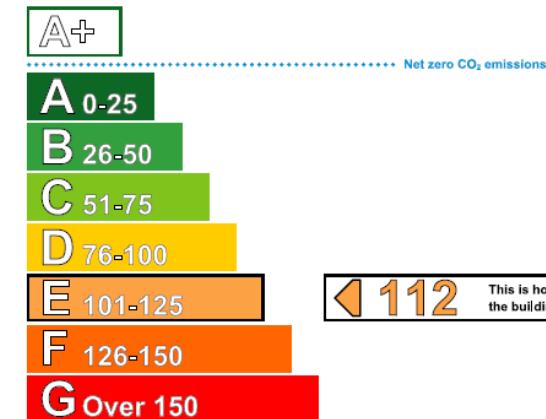
FIFTH FLOOR
Glendinning House
6 Murray Street
BELFAST
BT1 6DH

Certificate Reference Number:
0513-0836-2438-7505-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 832
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 95.27
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
 27 If newly built
 71 If typical of the existing stock

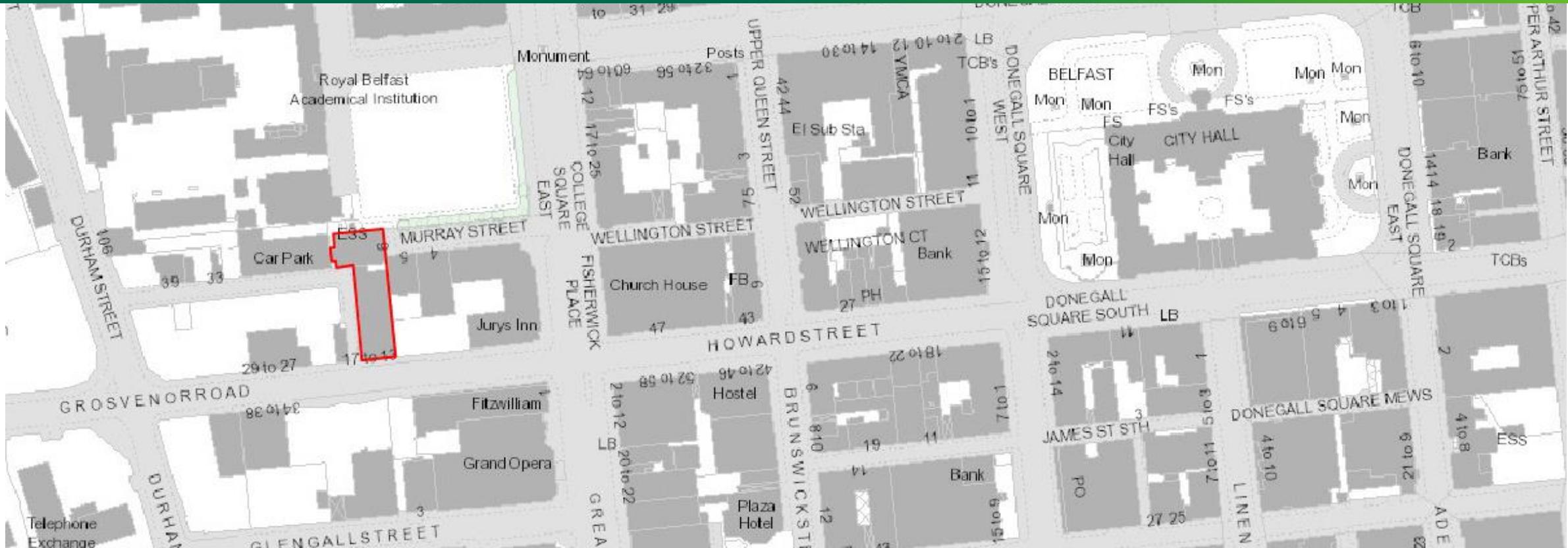
EPC

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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