



Prominent Office Premises

Property Highlights

- Extending to approximately 2,820 sq ft (262 sq m) over 3 floors with c.8 no. dedicated parking spaces.
- Occupying a prominent position on the Malone Road in south Belfast, in close proximity to Queens University and approx. 1.2 miles from the City Centre.
- Location provides ease of access to the A55 outer ring and the motorway network.

For more information, please contact:

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

cushmanwakefield-ni.com

Location

The property occupies a prominent position on the Malone Road, an affluent suburb in South Belfast, close to Queens University and only a short distance from the City Centre. Its location provides ease of access to the A55 outer ring and the motorway network.

The surrounding area is characterised by a mix of residential properties and commercial & professional occupiers and is well served by a wide range of amenities such as the Wellington Park and Malone Lodge hotels, Centra convenience store, the Botanic Inn and numerous restaurants, coffee shops and eateries all within walking distance .

Description

The property comprises a purpose-built, three storey semi-detached office building of modern construction with external decorative finishing brick, concrete floors, aluminium frame double glazed windows and a glazed curtain wall to the stairwell with a low pitched roof.

Internally the property provides regular shaped floor plates accessed via the main entrance lobby and stairwell, off which there are WCs at each level.

The ground floor is arranged to provide an open plan office with boardroom, kitchen and comms room whilst the 1st floor provides 4 no. offices and file store. The second floor is configured to provide an open plan office, boardroom/conference room and a kitchen.

Internal fit out includes:

- Plastered & painted walls.
- Carpeted floors.
- Suspended ceilings with a range of recessed fluorescent strip and LED lighting.
- Air conditioning to each floor.
- Video-intercom/access control to the main entrance from each floor.
- Expansive glazing providing abundant natural light.

There are c.8 no. parking spaces within the car park accessed off Windsor Avenue North whilst there is pedestrian access directly from the Malone Road.

Accommodation

The premises provides the following approximate net internal areas:

Floor	Sq Ft	Sq M
Ground	958.53	89.05
First	912.89	84.81
Second	948.95	88.16
Total	2,820.37	262.02

Title

We are advised that the property is held Long Leasehold at a nominal rent.

Price

Offers in the region of £425,000 exclusive, subject to contract.

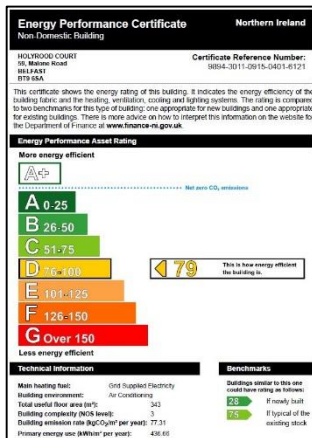
NAV

We have been advised by Land & Property Services that the Net Annual Value is £32,300 resulting in rates payable of approximately £19,837 for the year 2019/20 based on Rate in £ of 0.614135.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

EPC

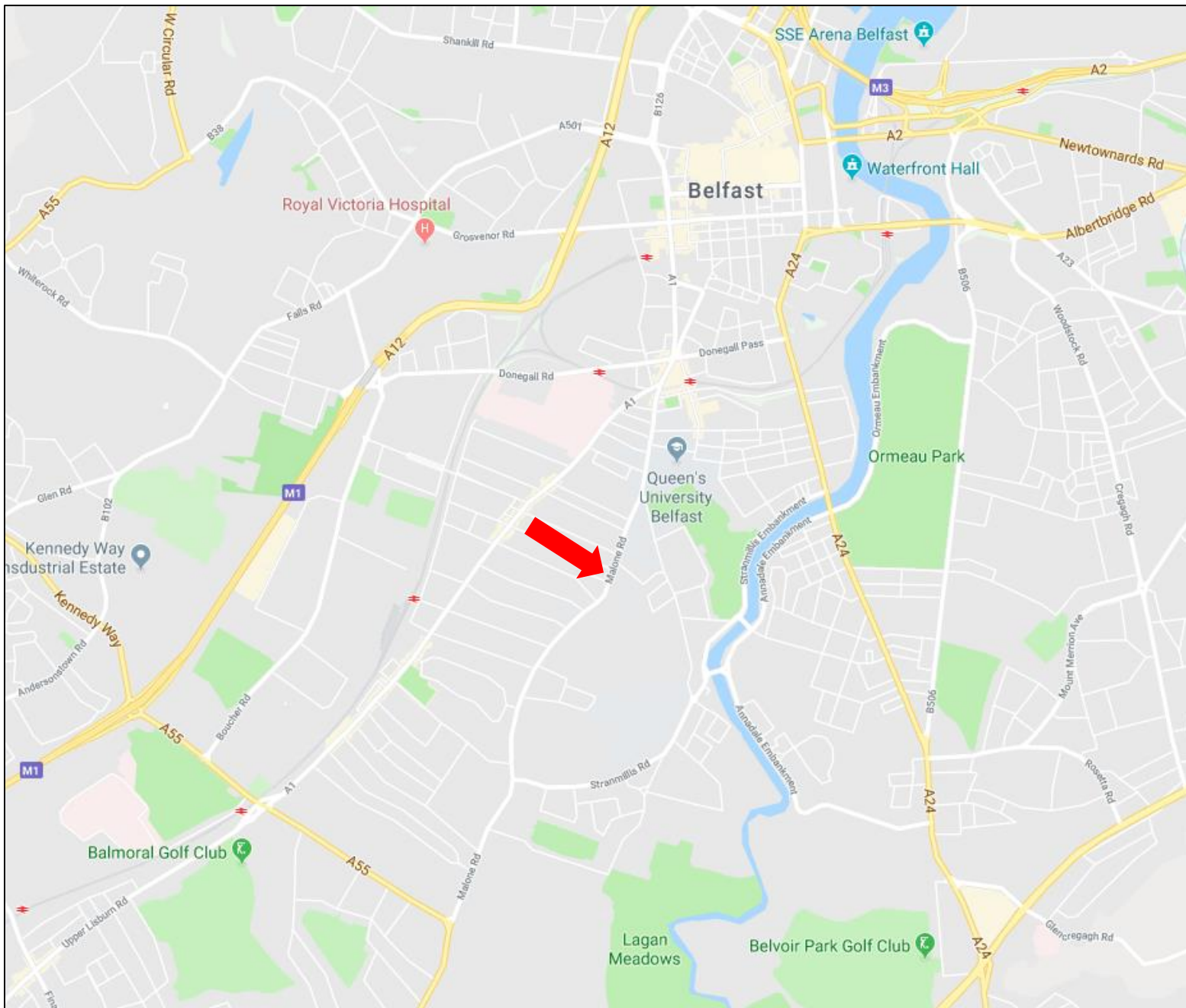


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FOR SALE

Holyrood Court, 59 Malone Road, Belfast



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