



## 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](mailto:mark.mccaul@cushwake-ni.com)

[cushmanwakefield-ni.com](http://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 1<sup>st</sup> 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
<b>Total</b>	<b>2,820.37</b>	<b>262.02</b>

## 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**

**Energy Performance Certificate** Northern Ireland  
 Non-Domestic Building

HOLYROOD COURT  
 59, Malone Road  
 BELFAST  
 BT9 5AA

Certificate Reference Number:  
 5804-3011-2015-0401-4721

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](http://www.finance-ni.gov.uk)

**Energy Performance Asset Rating**

More energy efficient

A 0-25  
 B 26-50  
 C 51-75  
 D 76-100  
 E 101-125  
 F 126-150  
 G Over 150

Less energy efficient

Technical Information

Main heating fuel: Gas	Grid Supplied Electricity
Building environment: Air Conditioning	
Total useful floor area (m <sup>2</sup> ): 343	
Building complexity (MOS level): 3	
Building emission rate (kgCO <sub>2</sub> e/m <sup>2</sup> per year): 77.31	
Primary energy use (kWh/m <sup>2</sup> per year): 436.68	

Benchmarks

Buildings similar to this one could have rating as follows:

79 If newly built  
 75 If typical of the existing stock

© Crown Copyright 1196 2019 / Not to Scale – For Identification Purposes Only



**FOR SALE**  
**Holyrood Court,**  
**59 Malone Road, Belfast**



NOT TO SCALE/FOR IDENTIFICATION PURPOSES ONLY

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

**Customer due diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.