

For Sale/To Let

Prominent Office Space **Venture Gate, First Floor,**
32-36 Dublin Road, Belfast, BT2 7HN



Boundary for indicative purposes only.

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Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links with the remainder of the province via the M1 and M2 motorway network and public rail systems.

Belfast benefits from two airports in George Best Belfast City Airport, and Belfast International Airport.

The City has four railway stations with a Belfast to Dublin travel time of less than 2 hours.

Venture Gate occupies an extremely prominent position on the corner of Dublin Road and Marcus Ward Street, a 5 minute walk from Belfast City Hall.

Dublin Road is a busy thoroughfare for both vehicular and pedestrian traffic to and from the City Centre and provides for a range of uses across retail, office, leisure and residential.

Neighbouring occupiers include the BBC, RTE, Investec, Liberty IT, FinTrU with Kainos proposed new Headquarter Building to be constructed next door to Venture gate.

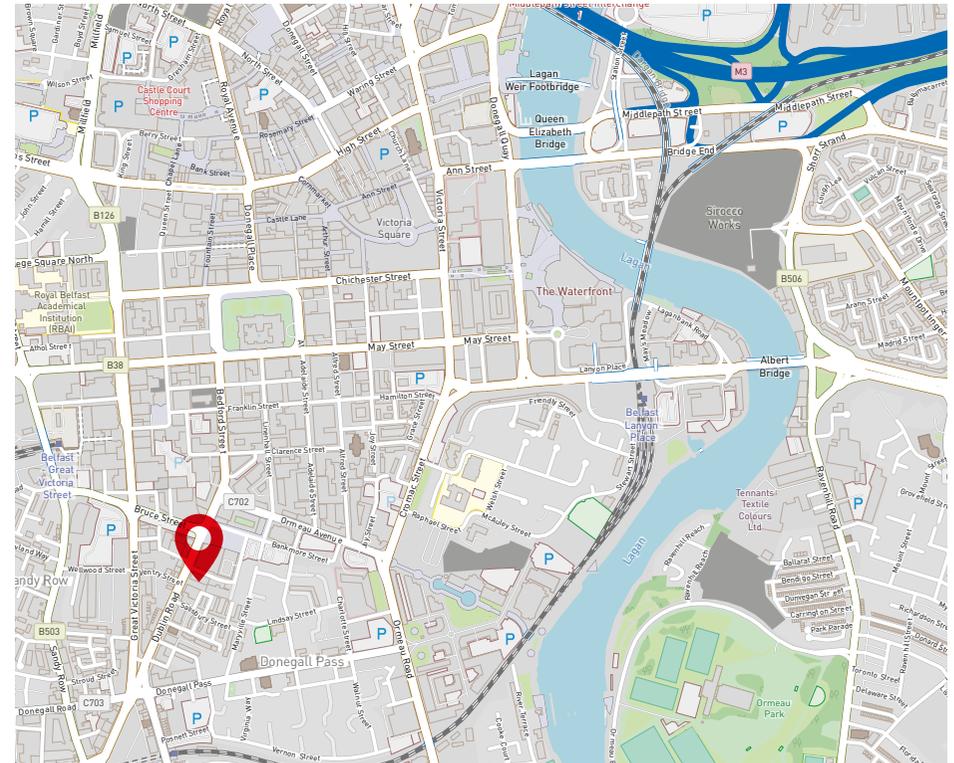
Description

The property comprises of a first floor self-contained office suite with a direct access off the Dublin Road.

The office suite is rectangular in shape and is fitted with a raised access floor, carpet floor covering, suspended ceilings with flush florescent lighting, uPVC double glazed windows, air conditioning in part and gas-fired central heating.

The suite has been partitioned to provide a reception area, a boardroom, meeting room, a number of private offices, a kitchen/breakout/coffee area.

The space benefits from access to private male, female and disabled toilets.



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Accommodation

The property provides the following approximate gross internal area:

Description	Sq Ft	Sq M
First Floor Offices	4,200	395

Lease Details

Term: Negotiable.
Rent: £50,000 per annum.
Repairs: Effective full repairing and insuring by way of service charge liability.
Service Charge: Approx £1.50 per sq ft payable.
Insurance: Included within service charge.

Price

Offers over £525,000 exc.

NAV

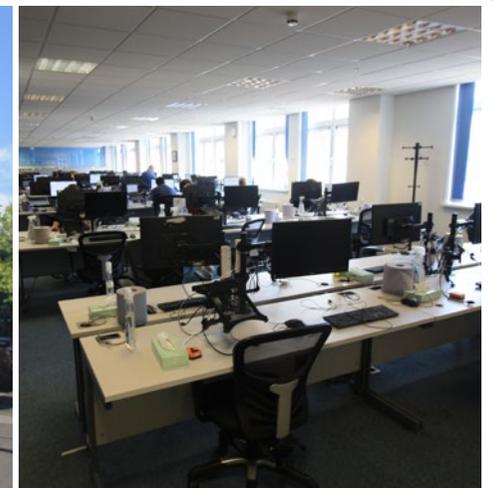
The NAV for the subject suite is £56,600. Rate in the £ for Belfast in 2023/2024 is £0.572221 therefore rates payable of approx. £32,387 per annum.

VAT

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

EPC

The property has an Energy Performance rating of C67.



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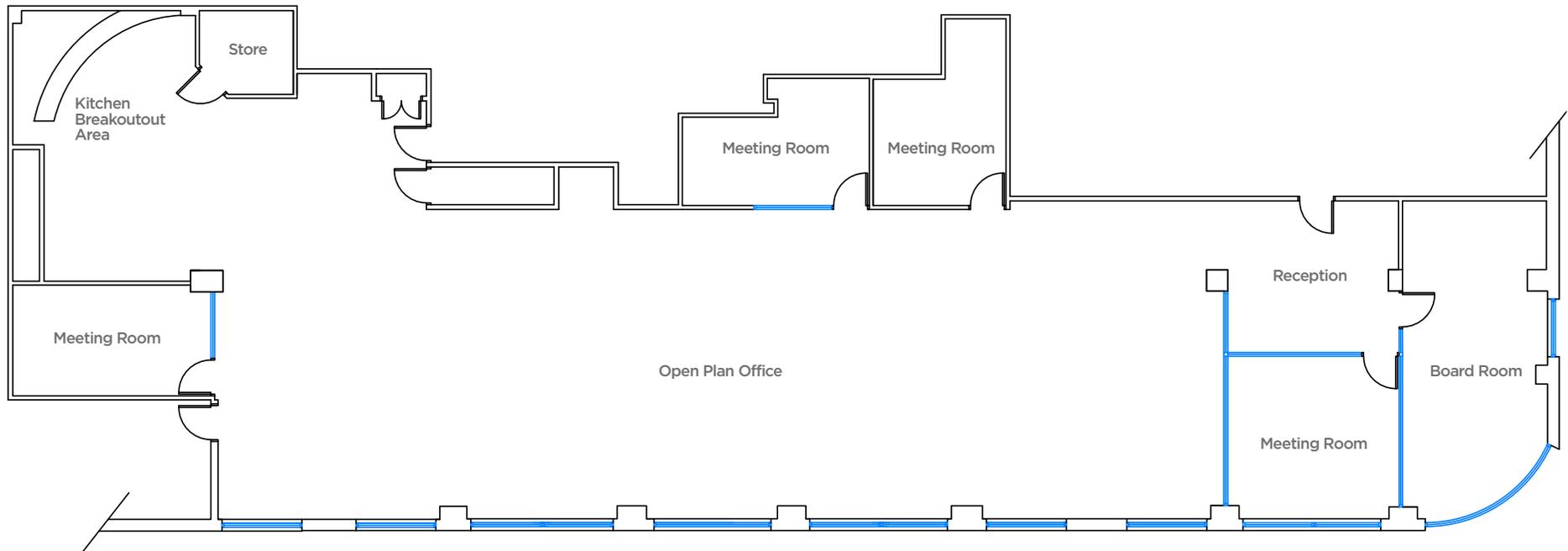
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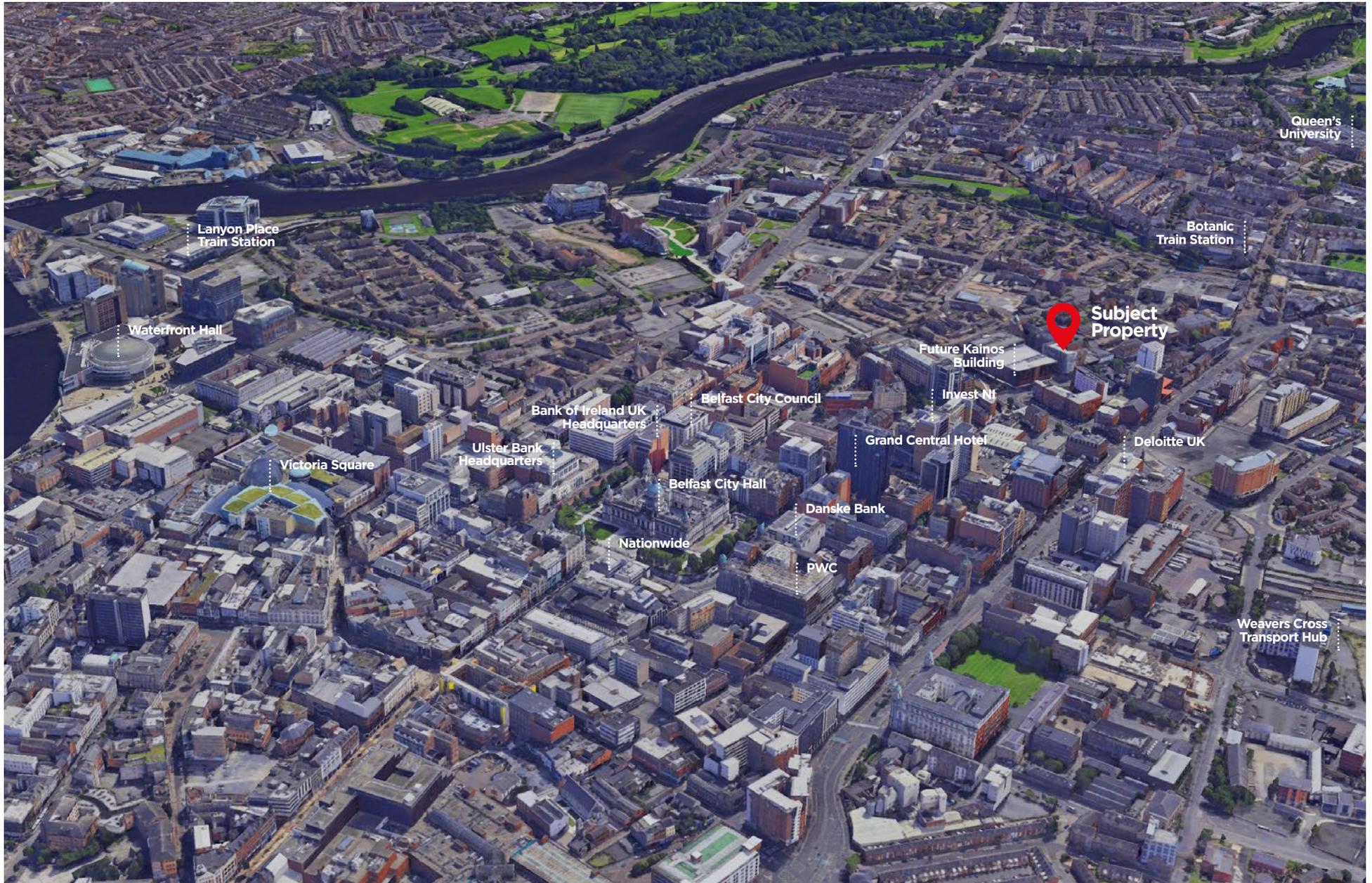


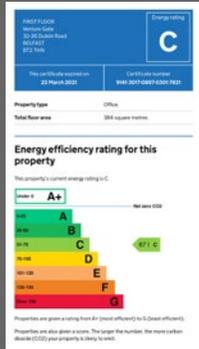
First Floor Plan

Layout for indicative purposes only.

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