

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**GROUND FLOOR
OFFICE SUITE
WITH CAR PARKING**

**AISLING HOUSE
50 STRANMILLIS EMBANKMENT
BELFAST
BT9 5FL**

Suite 1 c. 317 M² (3,408 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS**

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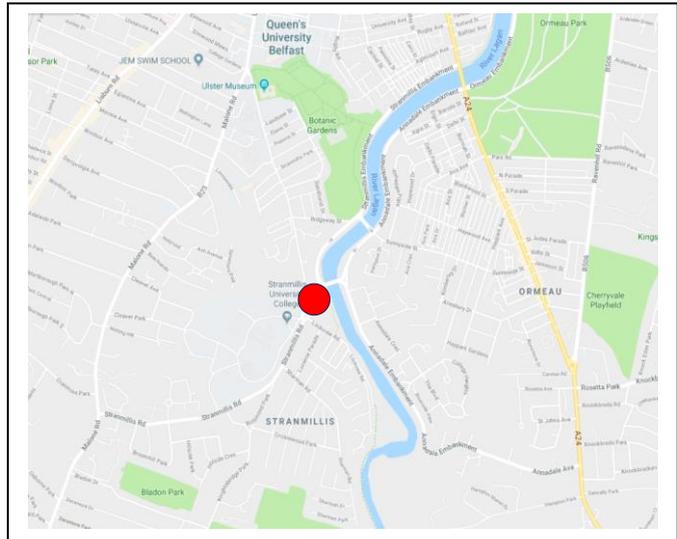
- This Grade B2 listed ground floor office is fully fitted and is immediately available. There are also 5 parking spaces allocated to this floor.
- The property is located on Stranmillis Embankment in close proximity to Stranmillis Teaching College, Ulster Museum and Queen's University. The premises are easily accessible being located 2 miles (3.2km) from Belfast City Centre.
- Occupiers in the building include Maneely McCann and Arris. Additionally local amenities such as 5A Café, Cutters Wharf and Stranmillis Village are immediately accessible.

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

GROUND FLOOR OFFICE SUITE Aisling House, 50 Stranmillis Embankment, Belfast



LEASE DETAILS

Term:
Negotiable

Rent:
£47,500 p.a. exclusive.

Repairs:
Tenant responsible for internal repairs.

Insurance:
Tenant to reimburse a fair proportion of the building insurance premium.

Service Charge:
Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

VAT
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

ACCOMMODATION

Ground Floor	Area
Suite 1	- c. 317 m ² (3,408 ft ²)
Consists of fully fitted office comprising a mix of open plan space, meeting rooms and individual offices, as well as staff toilet and kitchen facilities.	

SPECIFICATION

- Suspended ceilings
- incorporated lighting
- Air conditioning
- Perimeter trunking
- Carpeted floors

RATES INFORMATION

NAV £47,400
Rate in £ 2019/20 = 0.614135
Rates payable 19/20 = £29,110

EPC

