

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

**FULLY FITTED OFFICE SUITES**

**SUITES 1 & 2  
FIRST FLOOR  
OSBORNE BUILDINGS  
715 LISBURN ROAD  
BELFAST  
BT9 7GU**

c. 73.39 M<sup>2</sup> (790 FT<sup>2</sup>)  
& c. 78.52 M<sup>2</sup> (843 FT<sup>2</sup>)

## CONTACT:

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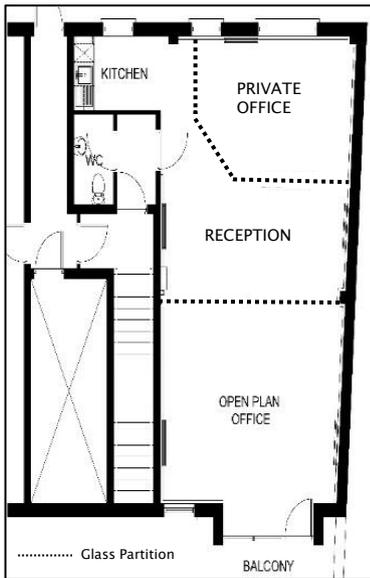
- Osborne Buildings occupies a prime location on the popular Lisburn Road, in south Belfast and is ideally suited to image conscious businesses requiring a high profile address.
- The office suites are fully fitted and is virtually own door, with only one other professional occupier using the communal entrance.
- The office suite is finished to a high specification to include carpeted floors, plastered and painted walls, suspended ceilings, gas fired central heating and is available with minimal ingoing expenditure.
- The development is located within one of Lisburn Road's busiest locations where existing occupiers include Space NK, Max Mara, Benetton, Orenda Living, Harrison and Bang & Olufsen.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give 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

## FULLY FITTED OFFICE SUITES

Suites 1 & 2, Osborne Buildings, 715 Lisburn Road, Belfast



Suite 1 - Not to scale



### LEASE DETAILS

#### Term:

Minimum 5 years

#### Rent:

Suite 1 - £11,500 per annum exclusive

Suite 2 - £12,250 per annum exclusive

#### Repairs:

Tenant responsible for internal repairs to the premises.

#### Service Charge:

A service charge will be levied to cover the cost of external maintenance and repairs, upkeep of the common areas, management fees and insurance etc. Estimated to be c. £1,200 per annum, per Suite.

#### VAT

The premises are not registered for Value Added Tax.

### ACCOMMODATION

Ground Floor	Communal Entrance Lobby
<b>SUITE 1</b>	<b>Net Internal Area c. 73.39 m<sup>2</sup> (790 ft<sup>2</sup>)</b>
<b>First Floor</b>	Sub-divided as follows:- Reception, Open Plan Office, Private Office, Kitchen Area, WC
<b>SUITE 2</b>	<b>Net Internal Area c. 78.52 m<sup>2</sup> (843 ft<sup>2</sup>)</b>
<b>First Floor</b>	Sub-divided as follows:- Open Plan office, Private Office, Kitchen, WC

### RATES INFORMATION

We are advised by Land & Property Services that the Rateable Value of the Suites are

- Suite 1: £7,600
- Suite 2: £8,650

Rate in £ 2020/21 = 0.538166

Rates payable 2020/21

- Suite 1 £3,272
- Suite 2 £3,724

Following small business rates relief.

Tenants should make their own enquiries with Land and Property services.

### EPC

