

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 M² (790 FT²)
& c. 78.52 M² (843 FT²)

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**McKIBBIN COMMERCIAL
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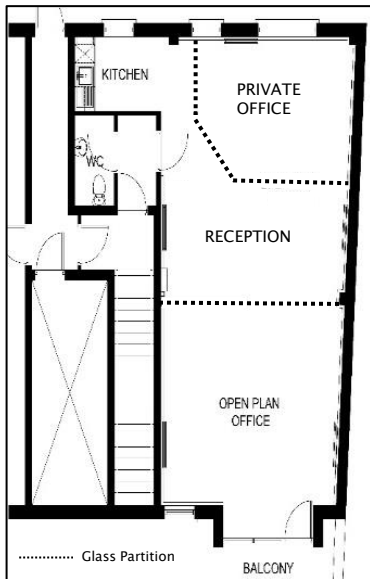
- Osborne Buildings occupies a prime location on the popular Lisburn Road, in south Belfast and is ideally suited to image conscious businesses requiring a high profile address.
- The office suites are fully fitted and is virtually own door, with only one other professional occupier using the communal 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
SUITE 1	Net Internal Area c. 73.39 m² (790 ft²)
First Floor	Sub-divided as follows:- Reception, Open Plan Office, Private Office, Kitchen Area, WC
SUITE 2	Net Internal Area c. 78.52 m² (843 ft²)
First Floor	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

