

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

FIRST FLOOR OFFICE SUITE

"CAPITOL HOUSE"
393-395 ANTRIM ROAD
BELFAST
BT15 5AE

c. 187.6 M² (2,020 FT²)

CONTACT:

Ryan McKenna

E: bag@mckibbin.co.uk

Scott Lawther

E: sl@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk



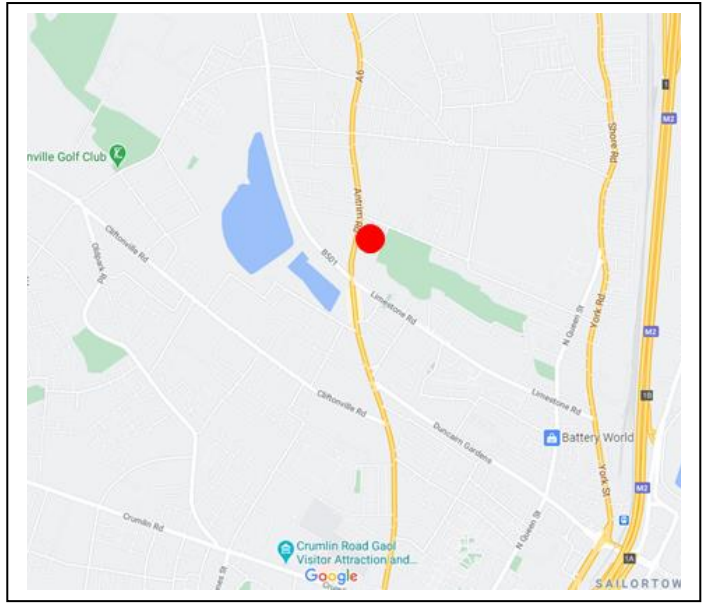
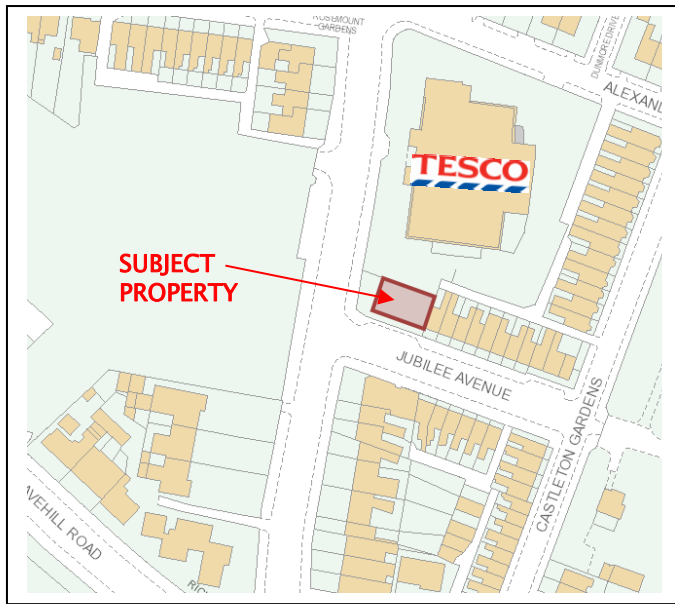
- Office suite available for immediate occupation with minimal ingoing expenditure. The suite is finished to include smooth plastered and painted walls, fluorescent strip light fittings, carpeted floors, Economy 7 heating and enjoys good natural lighting.
- The premises occupies a prominent location on the Antrim Road adjacent to Tesco. It is close to the junction with Cavehill Road and is in the midst of a densely populated area.
- The Antrim Road benefits from a high volume of both pedestrian and vehicular traffic.
- The premises is suitable for a wide range of professional/business occupiers to include offices for solicitors, architects, accountants, a training centre, studio or showroom etc, subject to any necessary planning permission being obtained.

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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.

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OFFICE SUITE
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393-395 ANTRIM ROAD, BELFAST



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£15,000 per annum

Rent Review:

5 yearly

Repairs & Insurance:

The Tenant is responsible for internal repairs and insurance. Estimated Insurance premium £475 per annum.

Service Charge:

A service charge will be levied to cover external repairs maintenance of common parts and agent's management fees. Service charge estimated to be £1,600 per annum.

ACCOMMODATION

Ground Floor Entrance door and stairway leading to

First Floor

Lobby

Offices totalling c. 187.6 m² (2,020 ft²) sub-divided into, open plan office, 7 no. private offices, kitchen/staff room

Ladies & Gents Toilets

RATES INFORMATION

NAV £13,600
Rate in £ 2020/21 = 0.538166
Rates payable 20/21 = £5,855*

* Following Small Business Rates Relief. Tenants should make their own enquiries with Land & Property Services.

VAT

The premises are registered for Value Added Tax.

EPC

