

LAST  
REMAINING FLOOR



**To Let Superb Upper Floor Office Premises**  
33-35 Malone Road, Belfast BT9 6RU



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

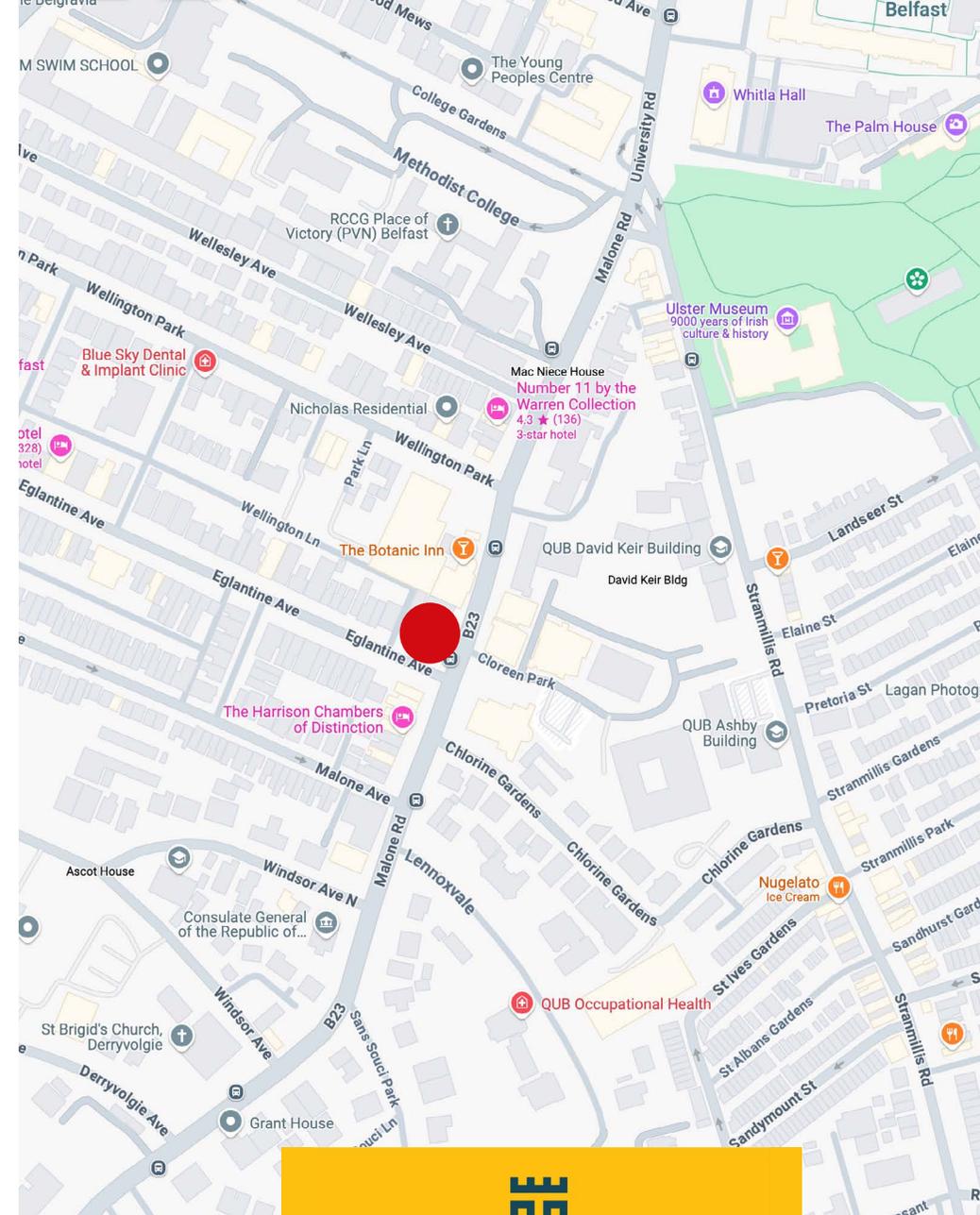
- Prominent own door First Floor Office Premises on the Malone Road, South Belfast.
- Available immediately.
- May be suitable for a variety of uses, subject to planning.

## LOCATION

- The property occupies a prominent position on the prestigious tree lined Malone Road in South Belfast, opposite Fisherwick Presbyterian Church.
- The Malone Road is one of the busiest arterial routes to and from Belfast City Centre (c.1 mile).
- The area has seen active investment in recent years, with local occupiers including Terrace Coffee House, The Harrison Boutique Hotel, Saga Restaurant, The Post House, The Botanic Inn and many other residential and commercial developments.
- Superb footfall thanks to Queen's University, Belfast.

## DESCRIPTION

- The subject premises is a modern office space that has been recently refurbished to a high standard.
- Internal specification includes carpeted floors, plastered/painted walls & LED lighting. There are kitchen and WC facilities available on each floor.
- The premises benefits from fantastic public transport links, nearby on street parking and superb local amenities.



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## ACCOMMODATION

Description	Sq M	Sq Ft
First Floor	58.3	628
WC's		
<b>Total Net Internal Area</b>	<b>58.3</b>	<b>628</b>

## LEASE DETAILS

Term:	Negotiable.
Rent:	£8,000 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV: £TBA

Rate in £ 2024/25 = 0.626592

Therefore Rates Payable 2024/25 = £TBA

\* Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

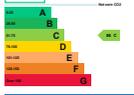
All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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## EPC

Energy performance certificate (EPC)		
Issued by McKibbin Commercial Property Consultants @TheOffice	Energy rating <b>C</b>	Valid until 18 February 2028
Certificate number 4762-1164-0330-0360-1961		
Property type Total floor area	B1 Offices and Workshop businesses 202 square metres	
<b>Energy rating and score</b>		
This property's energy rating is: <b>C</b>		Properties get a rating from A+ (best) to G (worst) and a score.
		The better the rating and score, the lower your property's carbon emissions are likely to be.
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built		<b>24 A</b>
If typical of the existing stock		<b>63 C</b>

## CONTACT

For further information or to arrange a viewing contact:

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