



**TO LET**

**3 Mount Oriel, Saintfield Road, Belfast, BT8 6GR**

**Office space from 1,400 sq.ft. - 2,756 sq.ft. – Available as a whole or in part**

**Lisney**



## Features

- Superb location just off the Saintfield Road
- Private, leafy entrance
- Two own door office properties which can be let together or separately
- Building 1 is 1,411 sq.ft.
- Building 2 is 1,345 sq.ft
- Total of 11 parking spaces

## Location

The subject property is situated on Mount Oriel, directly off the Saintfield Road opposite Newtownbreda Library. The surrounding area is a mix of residential and commercial uses.

The Saintfield Road is a primary commuter route directly linking Belfast to Carryduff and beyond and connects to the A55 Ring Road, offering easy access to Greater Belfast.

The property benefits local amenities including Forestside Shopping Centre, Newtownbreda Tesco Extra and Homebase.



Destination	Distance (Miles)
Belfast City Centre	3
Forestside Shopping Centre	0.6
Belfast City Airport	6
M1 Motorway	4.5
Belfast international Airport	18

## Description

The properties are set on a private, self-contained site which benefits from 11 parking spaces in total.

### Red Brick Building

A beautiful two storey semi-detached office building which is in excellent condition throughout.

The property comprises a reception area, a number of small and larger offices and toilet facilities.

At ground floor level is an entrance hallway, 3 no. offices with a comms room and a kitchen with boiler room. The first floor comprises a meeting room, 4 no. offices, a W.C. with two stalls and separate W.C.

Approximately 1,411 sq.ft. (131 sq.m)



## Description

### Rear Property

The rear property is single storey and is light, bright and airy. Gas heating is throughout.

The property currently provides 6 no. offices, a kitchen, store and male and female W.C.'s. As the majority of the internal walls are stud partitions, this space can be renovated into open plan office space.

Approximately 1,345 sq.ft. (125 sq.m.)

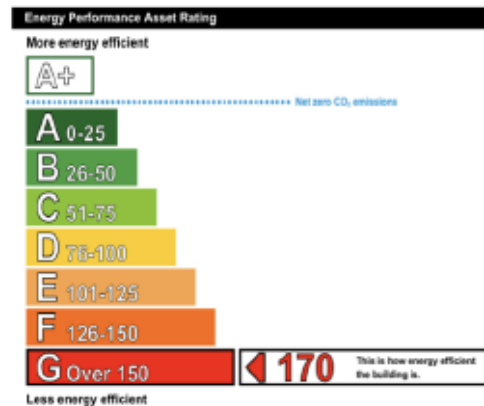






## EPC

The property has an EPC rating of G170. The full certificate is available upon request.



## Rates

### Red Brick Property

NAV: £8,800

Rates payable 20/21: £4,736

### Rear Property

NAV: £7,750

Rates payable 20/21: £4,170

## Rent

POA

## VAT

All prices and outgoings are exclusive of but may be liable to VAT.

## Contact

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## Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.