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OFFICES



TO LET

**Self Contained Office Building
Extending c. 2,180 sq ft**

**33a Massey Avenue
Belfast
BT4 2JT**



- Recently refurbished own door office building adjacent to Stormont Estate
- Secure private setting with mature landscaping and 7 on-site car parking spaces
- Flexible accommodation arranged over ground and two upper floors



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



LOCATION

The subject property is located at the end of Massey Avenue adjacent to the gates of Stormont Estate in a low density residential locality.

The office building is situated within close proximity to the Outer Ring (A55) and accessed either via the Upper Newtownards Road or Belmont Road, two main arterial roads leading into Belfast City Centre.

The Outer Ring also provides easy access to other amenities such as George Best Belfast City Airport and Holywood Exchange.

The location is synonymous with a multitude of Government Office Buildings within the Stormont Estate and the Department of Trade and Enterprise is situated only a short distance along Massey Avenue in Netherleigh House.

DESCRIPTION

The subject property comprises a semi-detached office building which has recently been refurbished to provide a modern office suite.

Internally the building is finished to a high standard and benefits from a mix of open plan and partitioned office space on ground and two upper floors.

The introduction of velux windows on the 2nd floor provides good natural light whilst internally the finishes include plastered and painted walls, reclaimed timber ground floor and carpeted first/second floors.

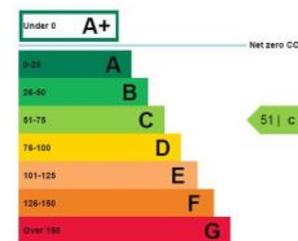
The office benefits from a gas fired central heating system, timber double glazed windows, and DDA compliant toilet facilities on ground floor along with kitchenette plus additional toilet/shower facilities on the first floor.

The office building is set within a mature landscape with a total of 7 car parking spaces accessed by electronic gates plus separate bicycle racks and bin storage areas.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor	79	850
First Floor	83	895
Second Floor	40.5	435
Total	202.5	2,180

EPC



The property has an EPC rating of C-51.





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LEASE DETAILS

Lease

A new full repairing and insuring lease for a term by arrangement.

Service Charge & Insurance

A service charge will be levied to cover the external maintenance of the buildings along with the hard and soft landscaped areas.

Tenant to reimburse the landlord in respect of a fair proportion of buildings insurance premium.

Rent

£26,000 per annum exclusive

Rates

We have been advised by Land and Property Services that the NAV for the premises is as follows £18,600

The commercial rate in the £ for 2020/21 is 0.538166

VAT

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

LOCATION MAP



VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents McConnell Chartered Surveyors:

Contact: Frazer Hood / Katie McConnell

Tel: 02890 205900

Email: frazer.hood@mcconnellproperty.com

katie.mcconnell@mcconnellproperty.com

Web: www.mcconnellproperty.com

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