



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

MODERN OFFICE BUILDING



## TO LET / MAY SELL

**MODERN OFFICE BUILDING**

**c. 1,684 ft<sup>2</sup> (156 m<sup>2</sup>)**

**428 Springfield Road  
Belfast  
BT12 7DU**



- Modern Office Building of c. 1,684 sq ft (156 sq m) fronting the busy Springfield Road in West Belfast.
- This property is well positioned with a high degree of visibility and large volumes of passing vehicular traffic.
- The property is fitted to a high standard internally to include passenger lift.



The Independent  
Commercial Property  
Consultants Network

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

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## LOCATION

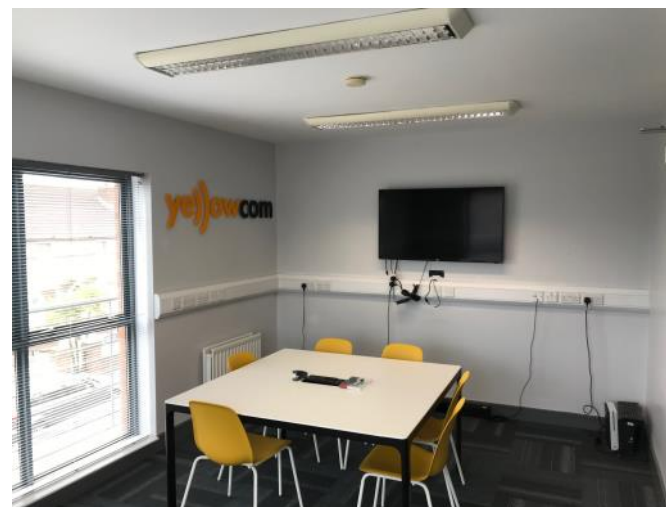
Excellent, modern office building of c. 1,684 ft<sup>2</sup> (156 m<sup>2</sup>) fronting the busy Springfield Road in West Belfast, less than 2 miles drive from Belfast City Centre and benefits from easy access to the Westlink and M1/M2 motorway networks.

The property holds a highly prominent position and benefits from large volumes of passing vehicular trade / traffic.

## DESCRIPTION

The property has been finished to a high standard to include plastered / painted walls & ceilings, fluorescent lighting, carpet flooring, aluminium double glazed windows and doors, electric roller shutter, fire alarm system, intruder alarm system, modern 'gas fired central heating system and passenger lift.

This property will naturally suit office type uses / users however the landlord is not opposed to considering other business practices, subject to any required statutory consents being obtained.



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## MEASUREMENTS

Ground Floor (Front)	SQ M	SQ FT
Office Reception	49	527
Male / Female / Disabled WCs	n/a	n/a
<b>Ground Floor (Rear)</b>		
Boardroom	22	237
Kitchenette	6	65
Shower Room	2	22
<b>First Floor (Front)</b>		
Office 1	22	237
Office 2	27	291
Stationary Cupboard	2	22
<b>First Floor (Rear)</b>		
Office 3	8	86
Meeting Room	18	194
Male / Female / Disabled WCs	n/a	n/a
<b>TOTAL</b>	<b>c.156</b>	<b>c.1,684</b>

## LEASE DETAILS

**TERM:** Negotiable

**RENT:** £18,750 per annum (+ VAT if applicable)

**REPAIRS :** Full Repairing Equivalent Lease

**INSURANCE:** The landlord will insure the property, the cost of which will be recovered from the tenant.

## SALE DETAILS

**ASKING PRICE:** Offers in the region of £250,000 excl

**TITLE:** Assumed freehold or long leasehold

## VALUE ADDED TAX

All figures are quoted exclusive of, however may be liable to, VAT.



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## NAV

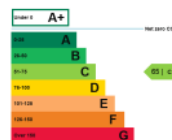
We have been advised by Land & Property Services that the NAV for the property is £15,700. Rate in the £ (2021/22) Belfast is £0.543147

Rates payable 2021/22 are therefore estimated to be c. £8,528 per annum.

Interested parties are advised to make their own enquiries in respect of rates.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy efficiency rating of C65.



### 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/ukxi/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 McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## LOCATION MAP



## VIEWING ARRANGEMENTS

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

Contact: Shaun Wallace or Philip Culbert

Tel: 02890 205900

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

[shaun.wallace@mcconnellproperty.com](mailto:shaun.wallace@mcconnellproperty.com)

Web: [www.mcconnellproperty.com](http://www.mcconnellproperty.com)

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McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.