

TO LET



Office Building Extending c. 2,180 sq ft (By way of Assignment)

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

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

DESCRIPTION

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

Internally the subject is finished to a good 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 a 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

Floor	Sq Ft	Sq M
Ground Floor	850	79.0
First Floor	895	83.0
Second Floor	435	40.5
Total Internal Area	2,180	202.5

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 Hollywood 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.

RENT

£26,000 per annum exclusive.

LEASE DETAILS

A 5-year lease due to expire 31st October 2026.

The lease is in effect a full repairing and insuring lease with a service charge levied to cover the external maintenance of the buildings along with the hard and soft landscaped areas.

Tenant reimburses the landlord in respect of a fair proportion of the building insurance premium.

*Consideration may be given to a surrender of the existing lease and granting of a new lease on market terms.

RATES

We have been advised of the following by Land and Property Services that the NAV for the premises is as follows:

Ground Floor - £8,450 p.a.

1st / 2nd Floor - £11,200 p.a.

The commercial rate in £ for 2025/26 is 0.626592

VAT

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

EPC

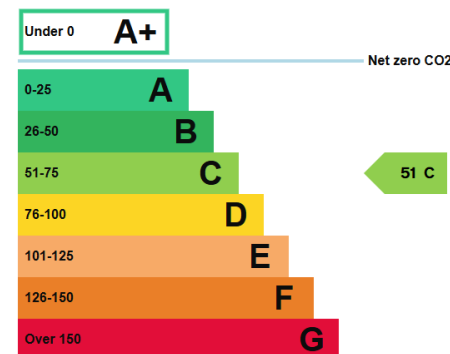
The property has an energy rating of 51C.

Full Certificates can be made available upon request.

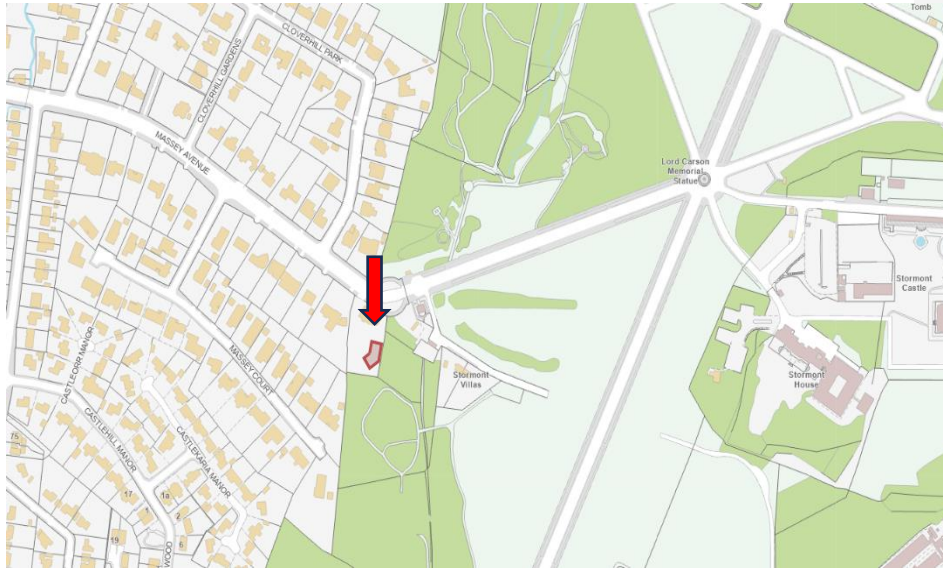
33a Massey Avenue BELFAST BT4 2JT		Energy rating C
Valid until 12 October 2030	Certificate number 7874-6145-4792-6130-1004	

Energy rating and score

This property's energy rating is C.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Frazer Hood / Aoibhin McDonnell

Tel: 07753 817 003 / 07442 232 006

Email: frazer.hood@mcconnellproperty.com / [aubihin.mcdonnell@mcconnellproperty.com](mailto:auibhin.mcdonnell@mcconnellproperty.com)

Montgomery House,
29-32 Montgomery Street,
BT1 4NX

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/uk/si/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 Property. 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.