

TO LET



Outline for indicative purposes

Self-Contained Office Accommodation of 2,435 sq ft (226.5 sq m)

**86 Lisburn Road
Belfast
BT9 6AF**

- Ideally located on the Lisburn Road
- On-site car parking spaces
- Flexible terms available

LOCATION

Lisburn Road is one of the main arterial routes in and out of the City and links Belfast City Centre with the South Belfast regions. The subject property therefore benefits from excellent transport links throughout the province.

This self-contained period building provides excellent, bright office accommodation in a popular location on Lisburn Road, opposite the City Hospital and close to the Queen's University Belfast.

DESCRIPTION

The offices are arranged over ground, basement and three upper floors with the added benefit of at least 5 private car park spaces within the demise.

Internally the space is finished to include laminate flooring, plastered and painted walls, a mix of recessed and fluorescent strip lighting, and excellent natural lighting from glazing to the front and rear of the property.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Basement	462	42.9
Ground Floor	478	44.4
First Floor	500	46.6
Second Floor	480	44.7
Third Floor	515	47.9
Total Internal Area	2,435	226.5



LEASE DETAILS

Rent: £27,500 + VAT exclusive.

Term: By negotiation.

The space will be offered on an effective Full Repairing and Insuring basis via service charge.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.



RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £20,700.

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated at £12,406.79.

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

EPC

The property has an energy rating of C70.

The full certificate can be made available upon request.

86, Lisburn Road
BELFAST
BT9 6AF

Energy rating
C

Valid until
11 May 2027

Certificate number
0240-1955-0343-4670-6014

Property type

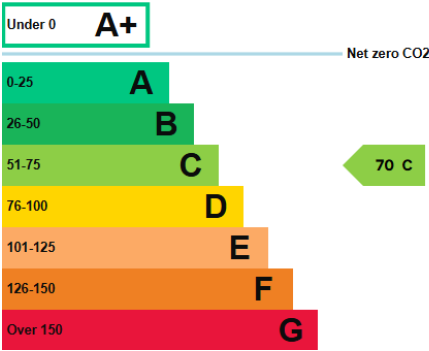
B1 Offices and Workshop businesses

Total floor area

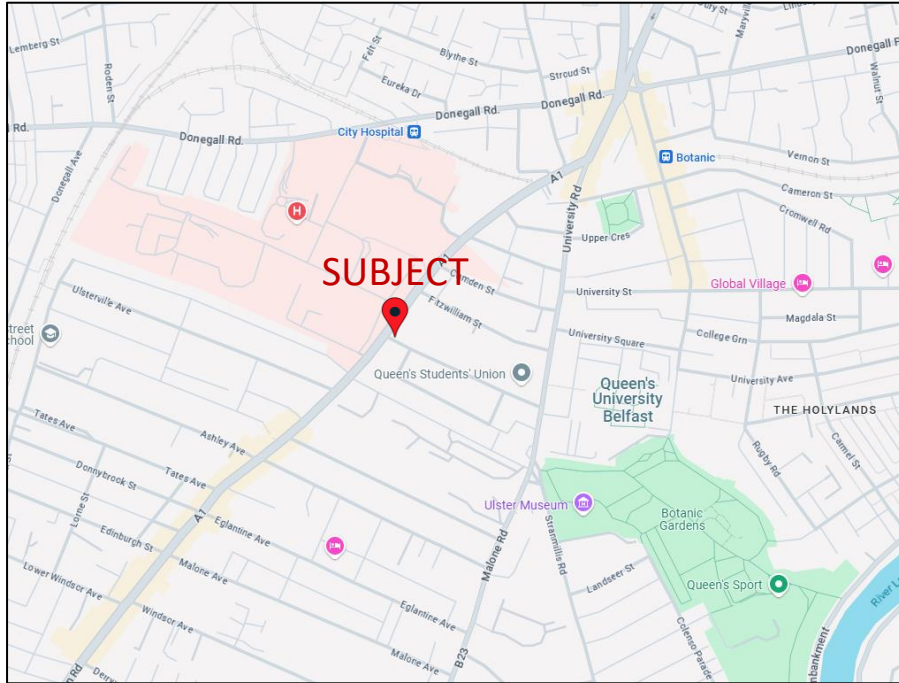
326 square metres

Energy rating and score

This property's energy rating is C.



LOCATION



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 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.

VIEWING

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



Contact: Frazer Hood / Ross Molloy
Tel: 07753 817003/ 07443 085690
Email: frazer.hood@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX