

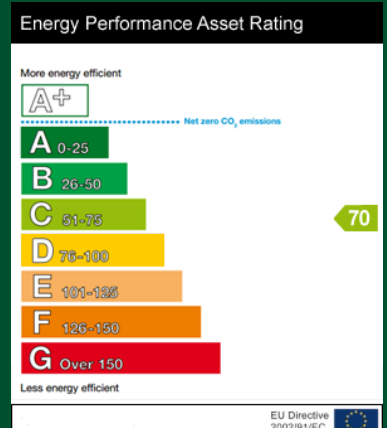


The Print Hall, Glen Road, 2 Hannahstown
Hill
Belfast, BT17 0LT

Price on Application



- Office Space available from 700 Sqft to 2,180 Sqft
- Industrial Unit Available Circa 1,820 Sqft
- Reception Facilities
- Communal Canteen Facilities
- Communal Toilet Facilities
- Board Room Facilities
- High Speed Internet
- Car Parking
- EPC Rating C70 (0695-0343-8630-1100-2713)





Description

LOCATION

The Print Hall is located on the Glen Road, just off Hannahstown Hill in West Belfast. Situated in a bustling business and enterprise area, the Print Hall is already home to Belfast Media Group, ARdMackel Architects, Aisling Events and McCauley Brothers Gym.

DESCRIPTION

Stand- alone modern office spaces and a single industrial unit are available which would suit professional services companies, start- ups or social enterprises. The subject property is conveniently located being only approximately a ten minute drive from the M1 Motorway and with close proximity to all major transport links.

ACCOMODATION

Area	Accommodation Type	Area Sq Ft	Rental Price Per Sq Ft	Rental Price Per Annum
Ground Floor Office	2,180	Sq ft	£7	£15,260 + VAT
Ground Floor Unit Space	1,820	Sq ft	£4.50	£8,190 + VAT
First Floor Rear Offices	700	Sq ft	£7	£4,900 + VAT
First Floor Front Office	1,051	Sq ft	£7	£7,357 + VAT

LEASE DETAILS:

Term Flexible Terms.

Repairs Full Repairing terms by way of a service charge.

Insurance Tenant responsible for a fair porportion of the building insurance premium.

Rates Tenant responsible for a fair porportion of the rates.

Service Charge Levied to cover external repairs, maintenance & management of the common areas.





VIEWING / FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team today- 028 90 324 555 - commercial@northernproperty.com

Ground Floor

Large Open office space

11.695m x 13.39m (38' 4" x 43' 11")

Strip Lighting, Fitted Carpet, 5 Double Radiators, Floor Service Points

Small Office 1

3.914m x 2.567m (12' 10" x 8' 5")

Strip Lighting, Fitted Carpet, Single Radiator, 2 Access Points, Single Glazed Wooden Window

Small Office 2

5.97m x 3.907m (19' 7" x 12' 10")

Strip Lighting, Fitted Carpet, Single Radiator, Own Off-street Door Access, Double Glazing Window, Fitted Blinds

Small Office 3

6.091m x 2.904m (19' 12" x 9' 6")

Strip Lighting, Fitted Carpet, Double Radiator, 2 Access Points, Double Glazing Windows

Canteen Area

9.76m x 5.937m (32' 0" x 19' 6")

Strip Lighting, Vinyl Flooring, 4 Double Radiators

Unit

14.959m x 13.368m (49' 1" x 43' 10")

Strip Lighting, 6 Double Radiators, Concrete Flooring, Block Walls, Electric Roller Shutter Access, Steel Frame Construction





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



Sales - Lettings - Management - Commercial

Headquarters
263 Falls Road
Gaeltacht Quarter
Belfast, BT12 6FB

T: 90 324 555

Commercial & Investments
721a Lisburn Road
Belfast
BT9 7GU

T: 90 31 31 33

New York
167 Madison Av
Suite 505
New York, NY 10016

T: 001 646 968 0559

✉ sales@northernproperty.com
f @northernpropertyestateagents
t @propertyni
i @northernproperty

CALL US
028 90 324 555



Proud sponsors of
Antrim GAA & LGFA

Northern Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and 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 agreement with Northern 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.