

Northern Property

Estate Agents & Property Consultants



A1 Glenmachan Place
Boucher Business Studios
Belfast, BT13 2JF

£16,000
Per Year



- Prime Location in Belfast
- Floor Area Circa 548.45 sq. ft.
- Double Glazed Windows

- Secure Private Parking
- Rates Approx £8,990.43 Per Annum



Description

LOCATION

Northern Property are delighted to be offering to let this exceptional unit within the Boucher Business Studios development, located in Glenmachan Place Belfast.

DESCRIPTION

This excellent development comprises a total of nine units. This unit has a floor area of circa 548.45 sq. Benefits include Electric Heating, double glazing, a separate kitchen area, a WC, and six allocated car-parking spaces per unit.

RENT/FEES

We have been instructed to seek rent of £16,000 Plus VAT Per Annum.

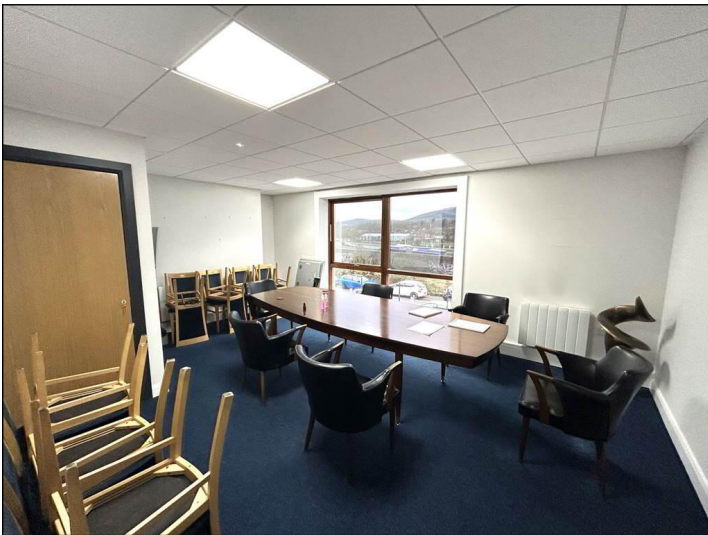
Service charge approx. £460 Plus VAT

RATES

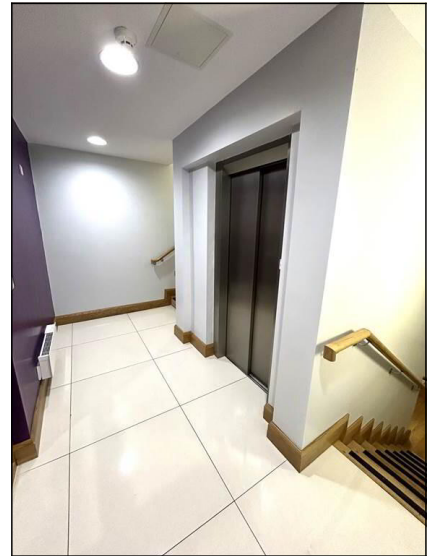
The 2023-2024 rates for this property are approx. £8990.43.

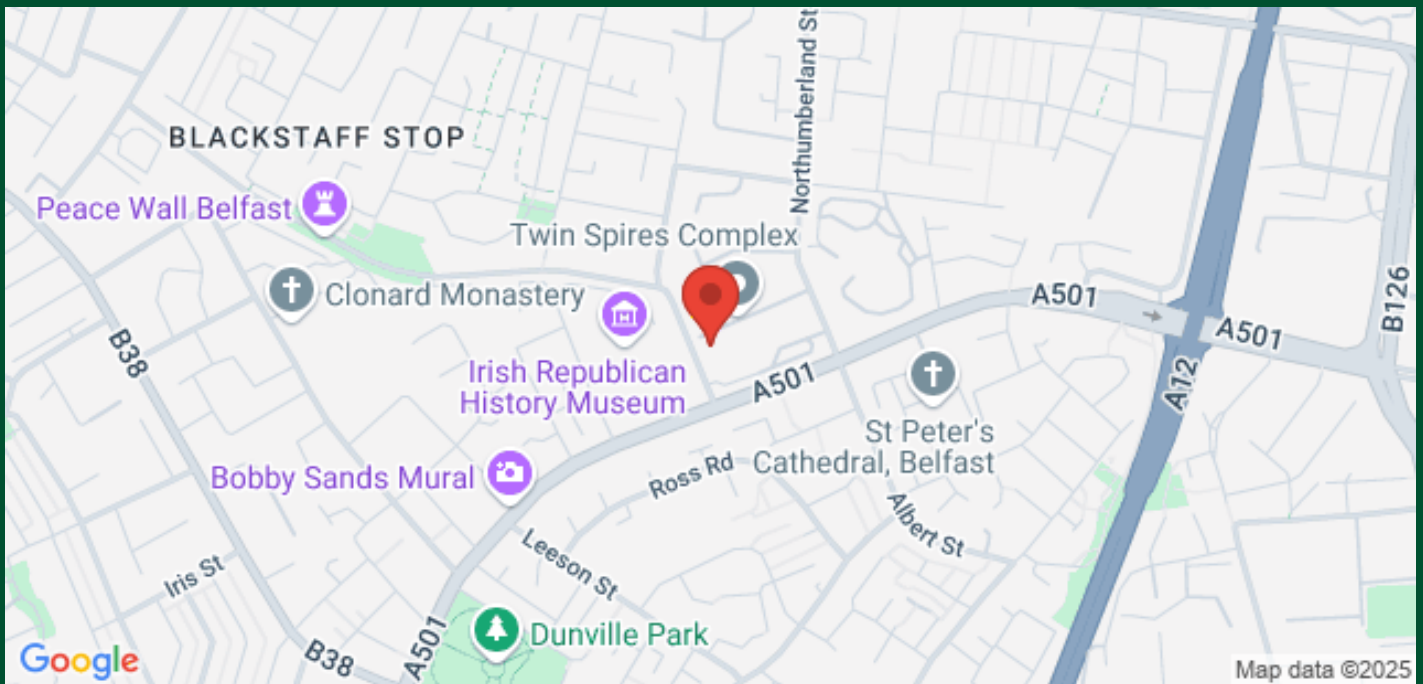
FURTHER INFORMATION

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



Additional Images





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](https://www.facebook.com/northernpropertyestateagents)
 t [@propertyni](https://twitter.com/propertyni)
 i [@northernproperty](https://www.instagram.com/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.

Northern Property is a trading name of Northern Propertyni.com Limited. **Registered Address:** 263 Falls Road, Belfast, BT12 6FB. **Company Number:** NI616495