



OKT
O'CONNOR KENNEDY TURTLE

TO LET

Fully Refurbished Modern Office Suite of c. 1,058' sq ft/ 98 sq m with use of Shared Reception & Meeting Room

169 University Street, Belfast, BT7 1HR

LOCATION / DESCRIPTION

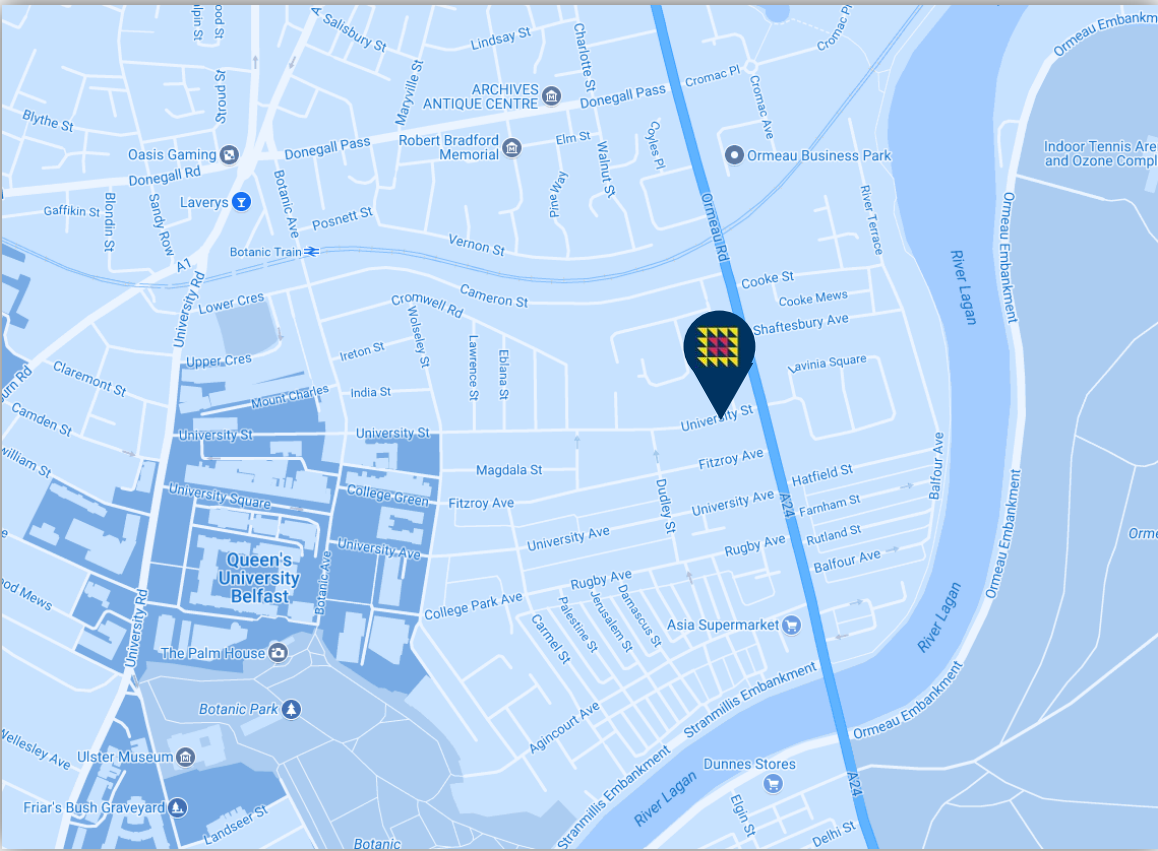
Prominently located on University Street close to its junction with Ormeau Road, one of South Belfast's primary arterial routes c. 1 mile from Belfast City Centre.

This newly refurbished building has been extensively and sympathetically refurbished throughout to provide stunning modern office accommodation whilst retaining many of the original period features and incorporating several feature exposed brick walls. It is finished to include carpeted floors, plastered and painted walls, plastered ceilings with low energy LED lighting, double glazed sash windows, gas fired heating, WC facilities and intercom entry system.

The suite benefits from building wide Wi-Fi, CAT 6 cabling with floor boxes and the IT infrastructure provides the tenant with their own independent 100MB secure broad band connection protected by a dedicated firewall. In addition to a 1,000MB hard wired local area network there is also the ability for the tenant to run their own closed wireless network for staff and visitors and a dedicated IT help desk to assist with any set up or connectivity issues.

Free on street parking and nearby bus stops on Ormeau Road.

Other commercial occupiers in the area include University Surgery, Ormeau Health Centre, The Audit Office, Dawson & Co Accountants, Todd Insurance, Special Olympics Ulster and Holiday Inn Express.



ACCOMMODATION

GROUND FLOOR		
Shared Reception	c. 28 sq m	300 sq ft
Shared Meeting Room	c. 11 sq m	120 sq ft
Disabled WC	-	-
FIRST FLOOR		
Open Plan Office (feature exposed brick wall)	c. 28 sq m	305 sq ft
SECOND FLOOR		
Open Plan Office	c. 46 sq m	500 sq ft
Office (feature exposed brick chimney breast)	c. 16 sq m	168 sq ft
Kitchen (dedicated space)	c. 8 sq m	85 sq ft
WC	-	-





Shared Reception



Shared Meeting Room



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



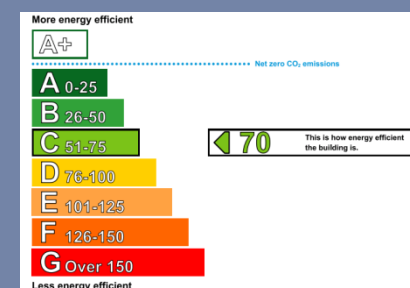
LEASE DETAILS

TERM / RENT REVIEW:	Negotiable subject to periodic upwards only rent reviews.
RENTAL:	£12,750 per annum.
REPAIRS / INSURANCE:	Internal repairing obligation together with service charge liability in relation to the repair and maintenance of the exterior and common areas.
AVAILABILITY:	Immediately on completion of legal formalities.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

To be reassessed, however estimated rates payable for the current year are c.£5,200 per annum

EPC



FURTHER DETAILS



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