



TO LET Fully Fitted Second Floor Office Suite of c. 1,673 sq ft with Private On-Site Car Parking
**2nd Floor, Rose House, 2A Derryvolgie Avenue,
Belfast BT9 6FL**



OKT
O'CONNOR KENNEDY TURTLE

LOCATION / DESCRIPTION

The subject is situated on Derryvolgie Avenue, in close proximity to the junction with Lisburn Road, one of Belfast's most affluent retail, restaurant and fashion destinations whilst also being synonymous with business users and office occupiers.

The subject property comprises office accommodation arranged over second floor level and is fitted to include painted / plastered walls, carpeted floor coverings, suspended ceilings, recessed LED lighting, air conditioning, kitchen and shared WC facilities with access provided via communal entrance foyer and passenger lift. The property provides on site private car parking to the front and rear.

Neighbouring occupiers include Tesco, French Village, Reactive Recruitment, Dream Doors, JFH Social and Mortgage First.

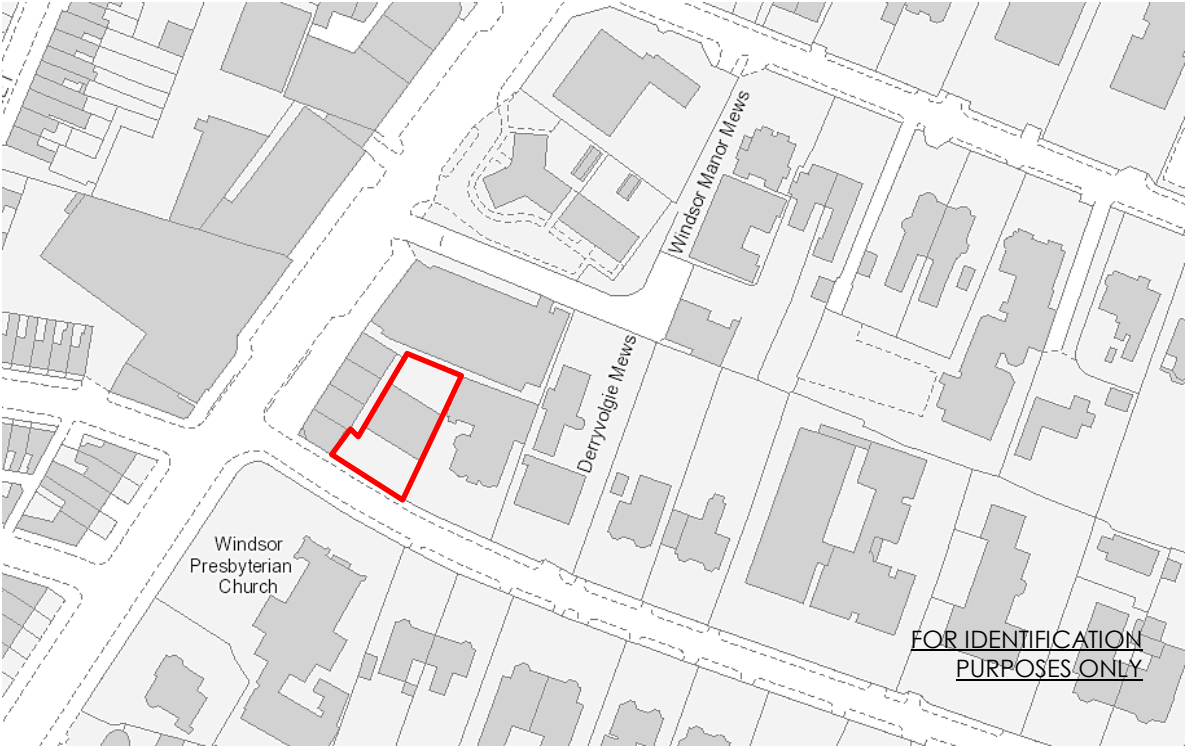
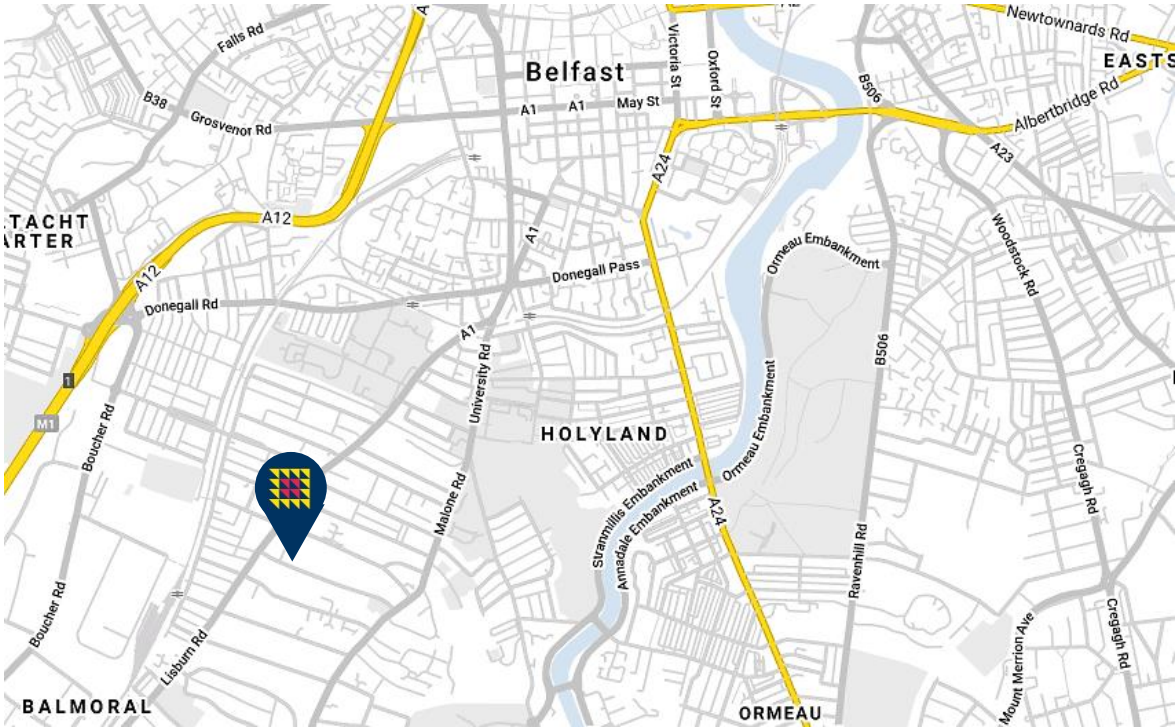
The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

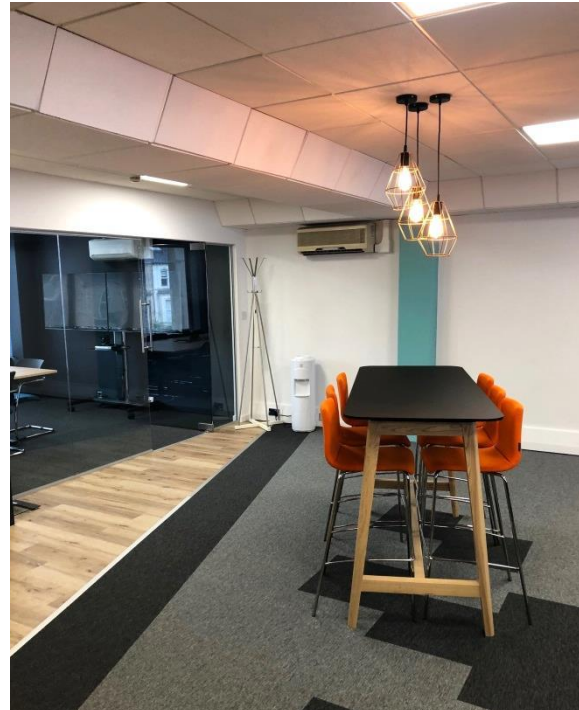
ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
SECOND FLOOR		
To Include reception area open plan office, board room and kitchen)	c. 155 sq m	1,673 sq ft

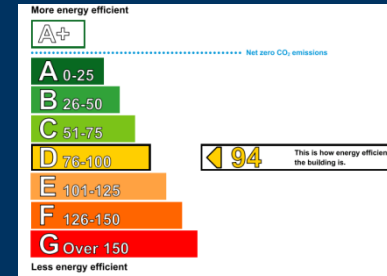
LEASE DETAILS

RENTAL:	£17,000 per annum exclusive
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and Insuring lease by way of service charge contribution.
SERVICE CHARGE:	Chargeable in respect of the landlord's costs in maintaining the exterior of the building and common areas. Current estimate - £5,002.32 per annum exclusive.





EPC DETAILS



NAV

We are advised by the Land and Property Service that the NAV's for the subject property is £18,600. The commercial rate in the pound for 2019 / 2020 is £0.614135.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MMCN/EC/8623

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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

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.