



TO LET Office suite of c. 1,764 sq ft with secure car parking
Unit 9, McCune Building, 1-7 Shore Rd, Belfast BT15 3QF

LOCATION / DESCRIPTION

High specification fully refurbished retail and office accommodation located on the Shore Road, just 3 miles (c. 5 minutes drive) from Belfast City Centre.

The building provides ground floor retail and two upper floors of open plan offices with full height glazed elevations overlooking the Shore Road.

The accommodation is fully DDA Compliant with a 13 person passenger lift to all floors. Internally the offices are fitted to include plastered and painted walls, carpeted floors and suspended ceilings with a mix of recessed fluorescent lighting and surface mounted strip lights.

The development benefits from on street parking and parking to the front road, together with secure parking to the rear.

Occupiers include PDSA, City Vets, Arthritis Care and Hotel Federation.

ACCOMMODATION

SECOND FLOOR

SUITE 9

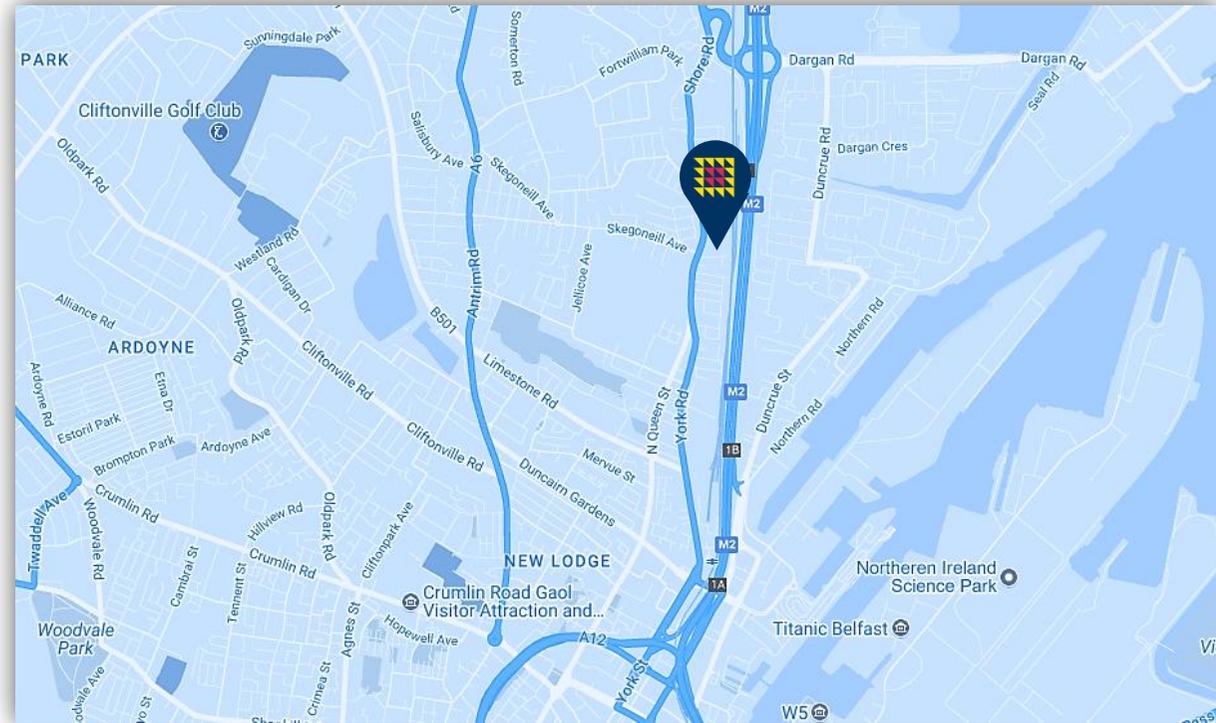
164 sq m

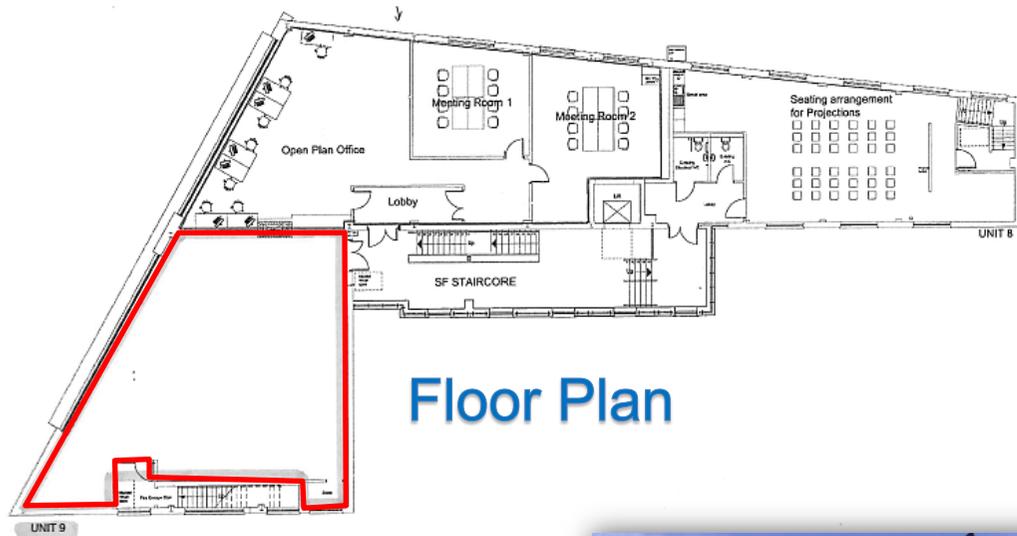
1,764 sq ft

SPECIFICATION

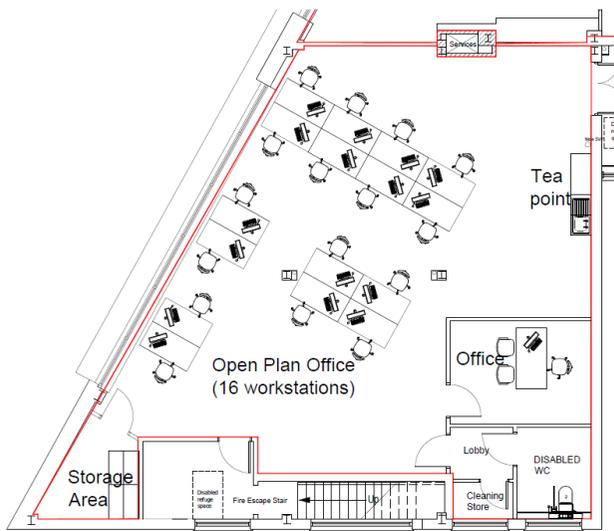
The office benefits from:

- Option of 300 mb broadband individually supplied
- Dedicated on site parking for over 80 cars
- 24 hour access
- CCTV
- 13 passenger lift
- Modern open plan
- Lots of natural lighting
- Highly visible road presence
- Prominent signage options
- Communal toilets





Floor Plan



Example Office Layout



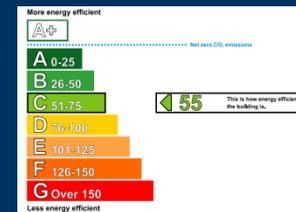
LEASE DETAILS

- TERM: 5 years
- RENTAL: £12.00 per sq ft
- REPAIRS/INSURANCE: Effective full repairing basis by way of service charge liability. Tenants to reimburse landlord with proportionate liability of insurance premium by way of insurance rent.
- SERVICE CHARGE: A service charge will be levied to cover the cost of maintaining and repairing the exterior and common areas.
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

To be confirmed.

EPC



FURTHER DETAILS



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Our Ref: MMCN/JP/5410

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