



**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

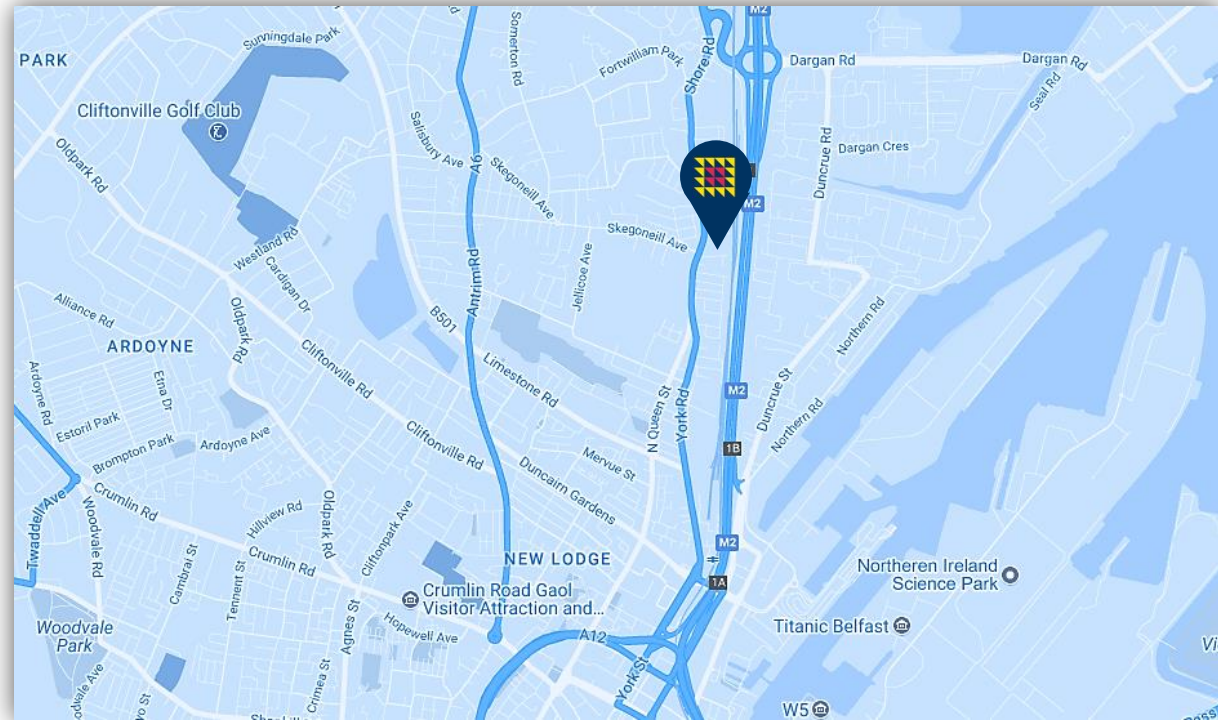
164 sq m

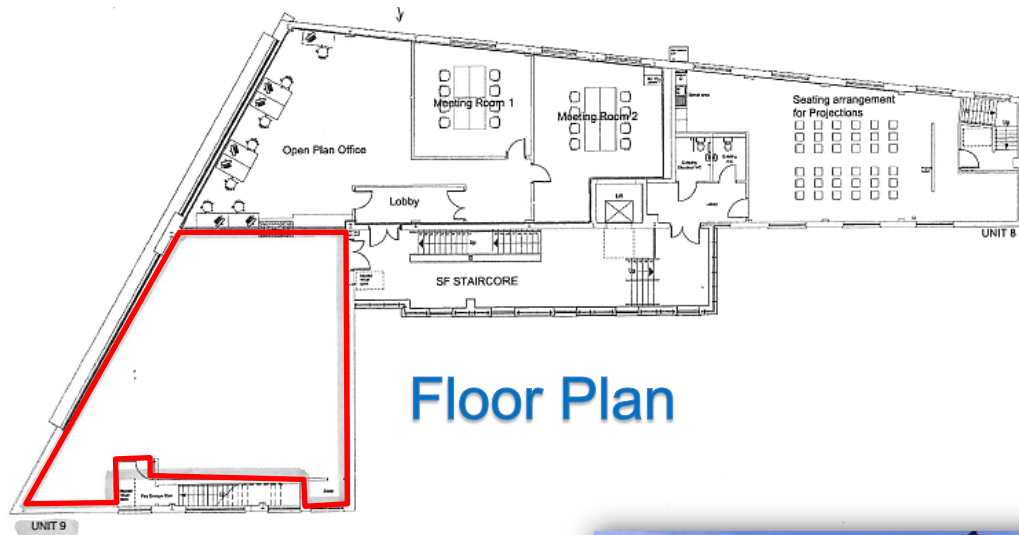
1,764 sq ft

## SPECIFICATION

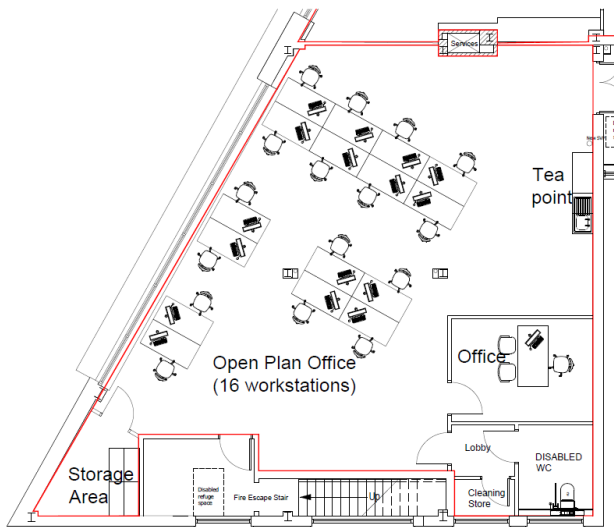
The office benefits from:

- 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



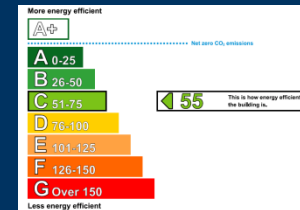
## LEASE DETAILS

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



O'Connor Kennedy Turtle  
22 Adelaide Street  
Belfast BT2 8GD  
T +44 (0)28 9024 8181  
E belfast@okt.co.uk

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.



CONTACT: MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk  
ROSS SWEENEY | ross.sweeney@okt.co.uk

Our Ref: MMcN/JP/5410