

Instinctive Excellence in Property.

# To Let / For Sale

Fully Refurbished Office Building With On Site Parking

c. 3,804 sq ft

Mount Lennox 683 Antrim Road Belfast BT15 4EG

OFFICE





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### EPC

Energy Performance Certificate Non-Domestic Building	Certificate Reference Number: 0950-8929-0335-2740-8074	
Irish School of Ecumenics 683 Antrim Road BELFAST B115 4EG		
This certificate shows the energy rating of this building building fabric and the heating, ventilation, cooling and to two benchmarks for this type of building: one appropri for existing buildings. There is more advice on how to in the Department of Finance at www.finance.nl.gov.uk.	lighting systems. The rating is compared ate for new buildings and one appropriate	
Energy Performance Asset Rating		
More energy efficient ▲⊕ A 0-25	Net zero CO, emissione	



Technical Information

 Building environment:
 Heating and Natural Ventilation

 Total useful floor area (m<sup>3</sup>):
 550

 Building complexity (NOS level):
 3

 Building emission rate (kgCO2/m<sup>2</sup> per year):
 67.64

 Primary energy use (WMW/m<sup>3</sup> per year):
 Not available

Buildings similar to this one could have rating as follows: 24 If newly built 63 If typical of the existing stock

#### Location

The property is located on a prominent position on the Antrim Road close to Fortwilliam Golf Club and approximately 3.5 miles north of Belfast city centre.

There is excellent access to the wide road network with the Fortwilliam roundabout being less than 5 minutes drive. There are also regular bus services to the property from Belfast city centre with the bus stop being immediately beside the premises.

The majority of surrounding properties are used for residential purposes, however the Lansdowne Court Hotel is a short walk away as is a new Eurospar.

#### Description

The property comprises a refurbished period office building on a self contained site. There are approximately 15 on site parking spaces and extensive garden area to the rear.

Internally the accommodation is arranged over ground, first and second floors. The property has been recently refurbished with finished including:-

- Plastered ceilings with drop down lights
- Carpeted/tiled floors where appropriate
- Gas central heating
- Toilet and kitchen facilities

#### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition incorporating IMPS:-

TOTAL NIA		3,803 sq ft	353.5 sq m
Second Floor	:	377 sq ft	35 sq m
First Floor	:	1,512 sq ft	140.5 sq m
Ground Floor	:	1,915 sq ft	178 sq m

#### Lease Details/Guide Price

The guide price and lease details are available on application to acquire or lease this fully refurbished office building.

#### Rates

Having researched the Land and Property Services website we have been provided with the following rates information:-

NAV - £29,100

The rate in the £ for Belfast in the year 2019/20 is  $\pounds$ 0.614135 making the estimated rates payable £17,871 p.a.



### VAT

Please note that all prices quoted are exclusive of VAT which may be payable.

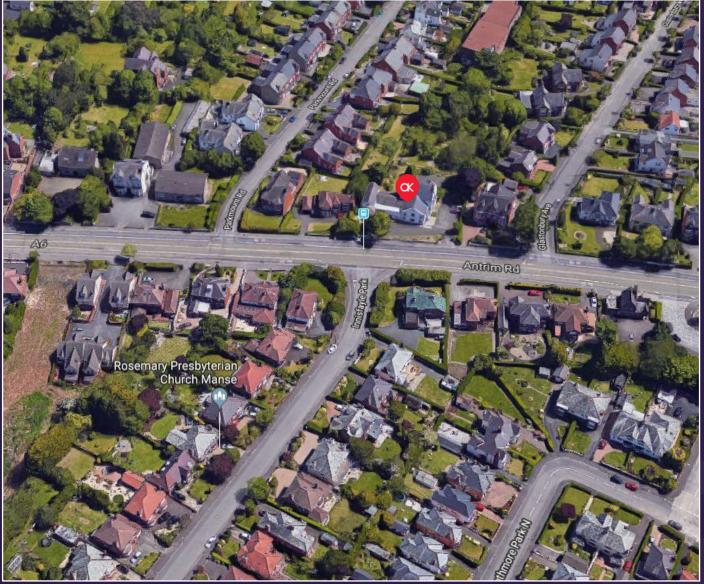








## **Aerial Plan**



FOR INDICATIVE PURPOSES ONLY

#### **Osborne King**

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#### **MISREPRESENTATION ACT 1967**

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