



**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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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:-

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

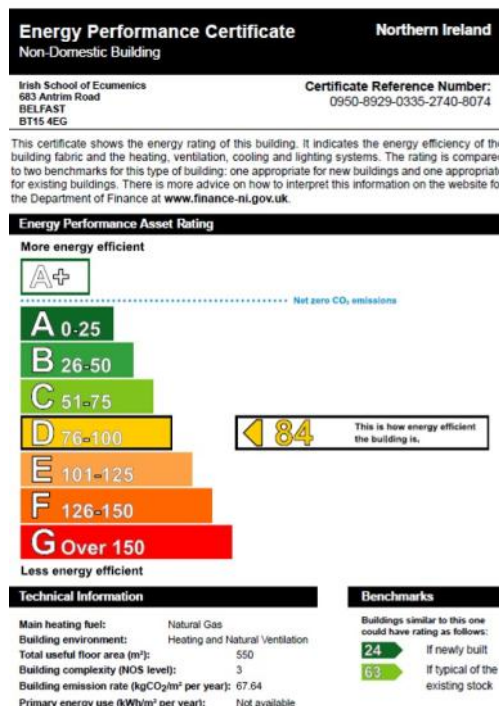
Rates

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 £0.614135 making the estimated rates payable £17,871 p.a.

EPC

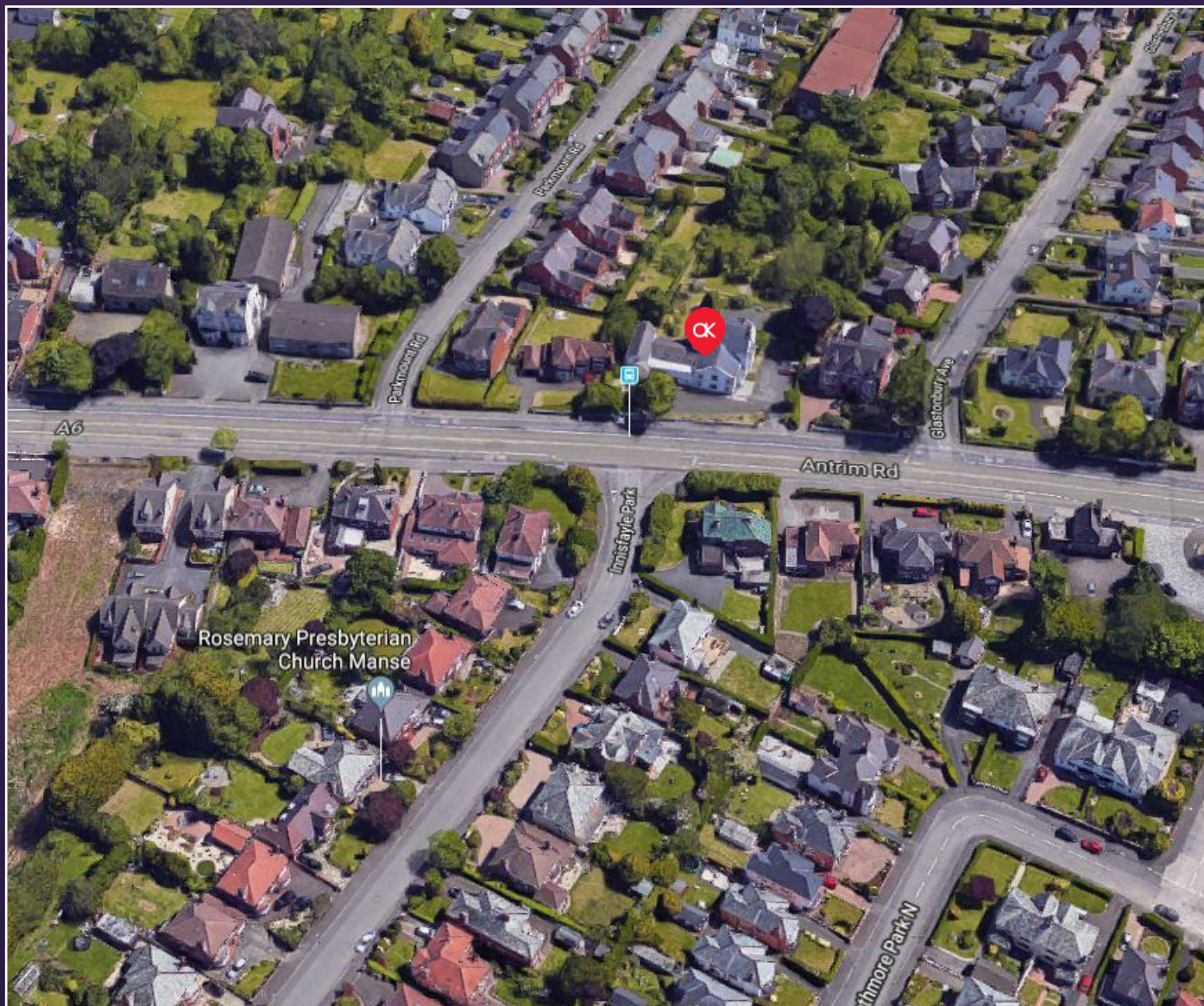


VAT

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



Aerial Plan



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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