



**Instinctive
Excellence
in Property.**

To Let

**Excellent First floor Office Suite
c. 790 sq.ft. (c. 73.4 sq.m.)**

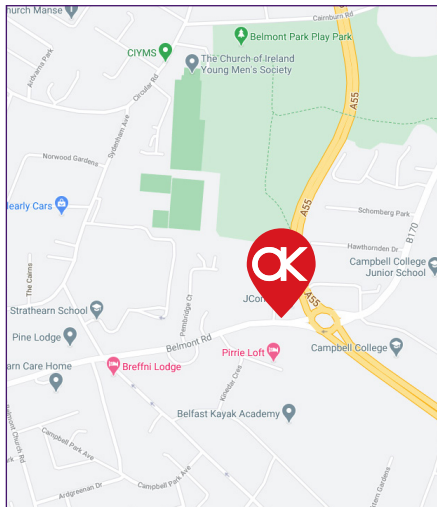
Unit 2 Belmont Office Park
232 Belmont Road
Belfast
BT4 2AW

OFFICE



OFFICE

Location Map



Location

The property is located within Belmont Office Park, off the Belmont Road in east Belfast. There is ease of access to the outer ring (A55) and Belfast city centre approximately 3 miles to the west.

The subject suite is located on the 1st floor of Building 2 which is visible from the Belmont Road. Neighbouring occupiers include Extraspace Solutions and Hardy's Financial Advisors.

Description

The property is a modern stand alone office building, finished to a high standard. The space is bright and modern currently utilised as a large open plan office and one smaller individual office/meeting room.

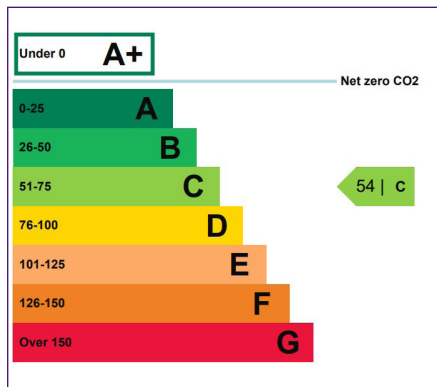
The finishes include; suspended ceiling, carpeted floors, air conditioning (part), staff kitchen and gas fired central heating. The suite benefits from 4 dedicated parking spaces.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Office 1	245	22.8
Open Plan Area (including staff kitchen)	545	50.6
Total	790	73.4

EPC



Lease Details

On application.

Land & Property Services (LPS)

We have been advised by the LPS of the following for the property:

NAV:	£8,000
Rate in the £ for 2020/2021:	£0.538166
Estimated rates payable:	£4,305

VAT

All prices are exclusive and therefore may be liable to VAT.

Interior



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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