



Instinctive
Excellence
in Property.

To Let

Excellent First Floor Office Suite
2,088 sq ft (194 sq m)

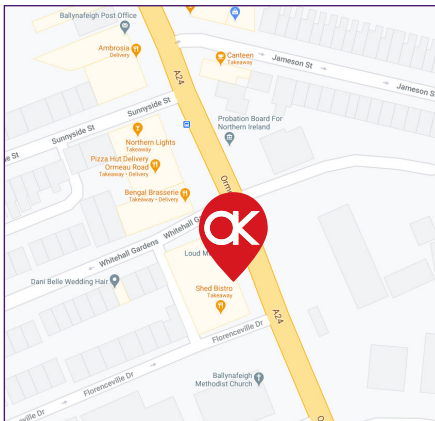
First Floor
463 Ormeau Road
Belfast
BT7 3GR

OFFICE

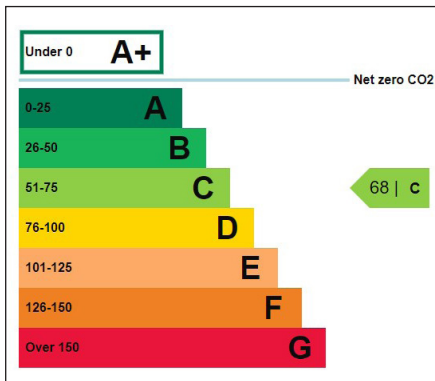


OFFICE

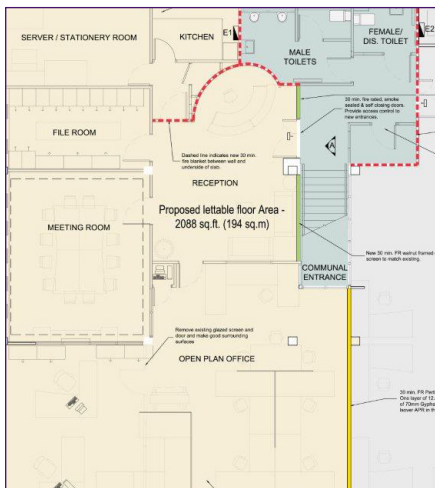
Location Map



EPC



Plan



Location

The property occupies a prominent position in a busy parade on the Ormeau Road approximately 1 mile from the city centre. The area benefits from excellent transportation links to the city centre and the A55 outer ring. The immediate vicinity exhibits a mix of retail and high density residential benefitting from significant pedestrian traffic. Neighbouring occupiers include Subway, The Shed Bistro, Mortgage Solutions and the new 'Residence' development opposite.

Description

Carroll House is a modern mixed-use commercial property. The subject first floor office is finished to a good standard. The unit is currently utilised as a large open plan office with meeting room, store, kitchen and server room. The offices are accessed via a communal door with entry phone system.

The finishes include:

- suspended ceiling
- carpeted floors
- air conditioning (part)
- perimeter trunking
- gas fired central heating
- fully data networked

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 |
|-------------------------------------------|-------|------|
| First Floor Office (Available April 2021) | 2,088 | 194 |

Rates

We have been advised by the Land and Property Services of the following for the property:

Net Annual Value: £18,700

Rate in the £ for 2021/2022: 0.543147

VAT

All prices and outgoings quoted are exclusive of VAT.

Lease Details

| | |
|------------------------|--------------------------------------------|
| Term: | Negotiable |
| Rent: | On application |
| Repairs: | Full repairing and insuring |
| Service Charge: | £669 plus VAT per quarter (current budget) |

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MISREPRESENTATION ACT 1967

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