



**Instinctive  
Excellence  
in Property.**

# To Let

**Office Suite/Commercial Opportunity  
c. 2,478 sq ft (230.22 sq m)**

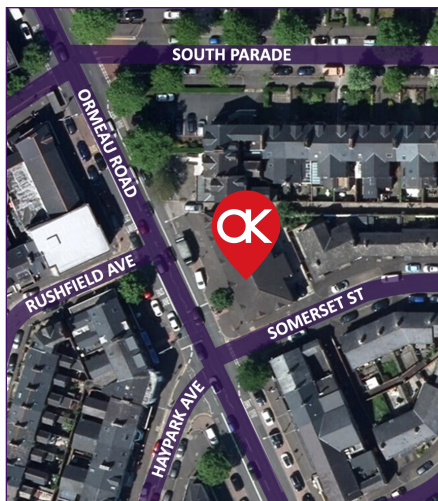
First Floor  
Somerset House  
232-242 Ormeau Road  
Belfast  
BT7 2FZ

**OFFICE**

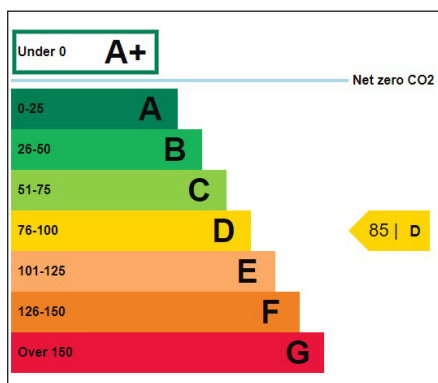


## OFFICE

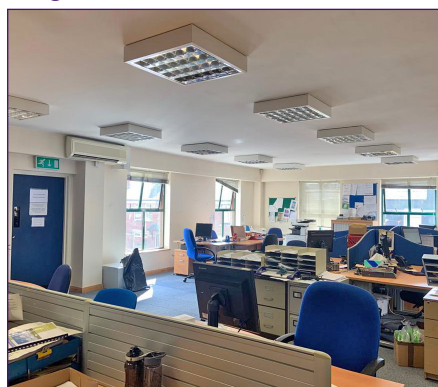
### Location Map



### EPC



### Image



## Location

The property occupies a prominent position on the prosperous Ormeau Road approximately 1.5 miles 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 property benefitting from significant pedestrian traffic. Neighbouring occupiers include the likes of Tesco, Neptune, Café Nero and Ulster Bank.

## Description

The property is first floor office accommodation looking directly onto the Ormeau Road. Internally the property benefits from Numerous multi-use office and meeting rooms in addition to a large kitchen.

The property also benefits from a five person lift from the ground floor entrance as well as a conventional carpeted staircase leading to a reception room on the first floor.

The property is finished to a good standard including carpeted or vinyl flooring with fluorescent lighting and plastered and painted walls. Externally the property benefits from two car parking spaces to the rear.

## 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	2,478	230.22

## Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£19,800
Rate in the £ for 2021/2022:	0.543147

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## Lease Details

Term:	TBC
Rent:	£24,000 per annum
Insurance:	Full repairing and insuring
Service Charge:	£1,350 per annum

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