



Instinctive
Excellence
in Property.

To Let

Excellent First Floor Office Suite
2,777 sq ft (258 sq m)

First Floor
463 Ormeau Road
Belfast
BT7 3GR

OFFICE

MAY SUBDIVIDE



OFFICE



Location

The property occupies a prominent position in a busy parade on the Ormeau Road approximately 1 mile from the city centre on one of Belfast's main arterial routes. 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 and vehicular traffic. Neighbouring occupiers include Belvoir, Subway, The Shed Bistro, Mortgage Solutions and the new 'Residence' development opposite.

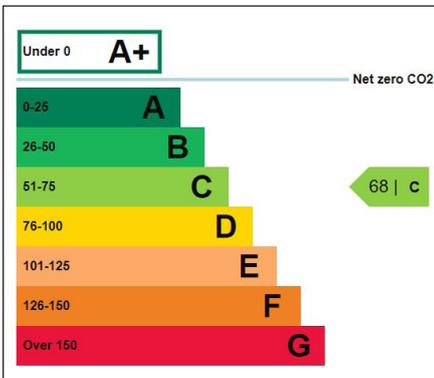
Description

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

The contemporary finishes include:

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

EPC



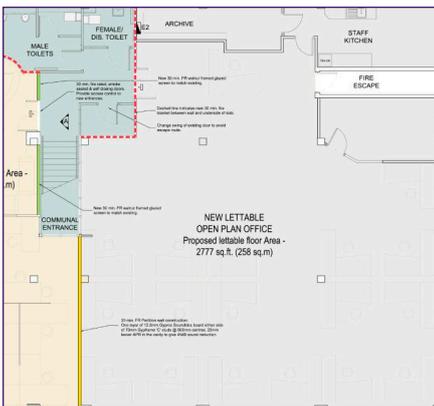
Accommodation

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	2,777	258

Note: The landlord may consider subdivision of the accommodation to provide smaller units.

Plan



Rates

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

Net Annual Value: £22,300

Estimated rates payable for 2024/2025: £13,365.77

VAT

All prices and outgoings quoted are exclusive of VAT.

Lease Details

Term: Negotiable
Rent: On application
Repairs: Full repairing and insuring

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MISREPRESENTATION ACT 1967

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