

To Let

Modern Office Studios



Boucher Business Studios

Modern Office Studios fronting the M1 Motorway
close to Belfast City Centre

1,874 sq ft or 2,080 sq ft Studios
Glenmachen Place
Belfast BT12 6JB



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STUDIOS BOUCHER BUSINESS

Boucher Business Studios comprises a total of c.18,000 sq.ft of new build office accommodation.

The development consists of 3 office blocks of c.6,000 sq.ft. with each block hosting 3 own door suites of c.1,800 - 2,000 sq.ft.

The Studios are DDA compliant and finished to a very high specification including double glazing, suspended ceilings and recessed ceiling lighting. Plus each suite features its own W.C. and kitchen facilities.

Location

Boucher Business Studios is located at Glenmachan Place overlooking the Broadway Roundabout. It is situated just off the Boucher Road, Northern Ireland's premier out of town retail and business destination. The studio's benefit from unrivalled frontage positioned directly adjacent to the M1 Motorway in an outstanding gateway location.

Occupiers in the immediate vicinity include, Isaac Agnew, Charles Hurst and Diageo.

This is an excellent opportunity for ambitious professional companies from both Ireland and overseas to acquire modern office accommodation in an ideal location from which to base their Northern Ireland operations.



For Illustration Purposes Only

Parking

The studios benefit from tenant parking which is cost saving of approximately twelve hundred pounds per year per car parking space against comparative city centre charges.

Lease Details

Term: Negotiable
 Rent: On application, pending fit out
 Repairs / Insurance: Full repairing and insuring terms incorporating service charge provision.

NAV

Rates are charged and assessed annually by the Valuation and lands agency separately.

Availability and Dimensions

Block / Unit	Sq Ft	Sq M	Availability
A1	1,876	174	Vacant
A2	1,876	174	Vacant
A3	1,876	174	Vacant
B2	2,000	186	Vacant

Floor plans are available on request.



Property Agents with over 25 years local experience

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 - Investment Advice
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