

To Let

Modern Office Units



Office 5, Curran House Twin Spires Complex

Office Unit

1075 sq ft

155 Northumberland Street,

Belfast, BT13 2JF



ORTUS PROPERTY SERVICES

Office Unit - To Let

Office 5, Curran House

COMPLEX **TWIN SPIRES**

Unit Specification

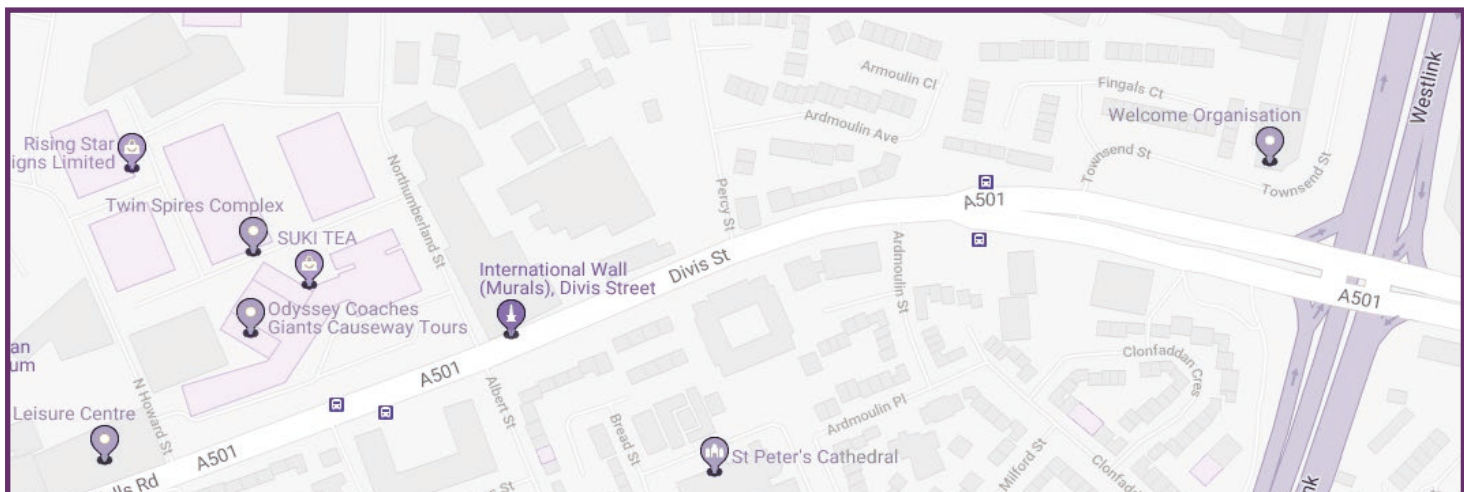
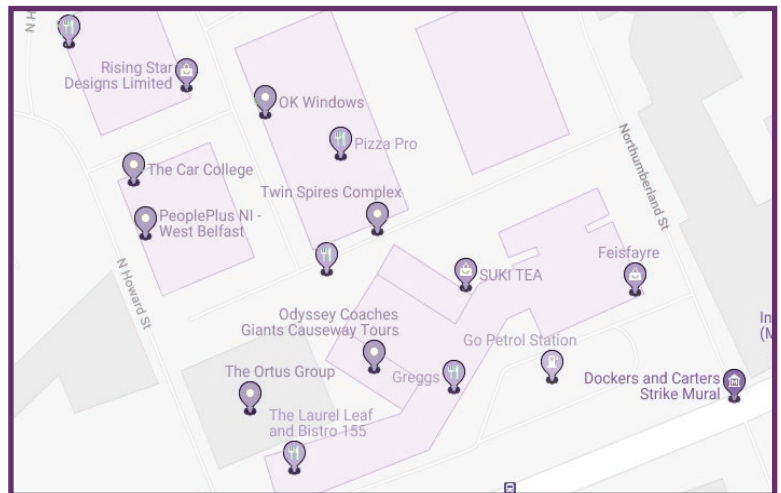
Unit	Size (sq ft)	Rent	EPC
Office 5, Curran House Twin Spires Complex	1075	£447.92 per month	Pending

Location

Twin Spires Complex is a multi-purpose business park located within 0.5 miles from Belfast City Centre. The Complex boasts high-quality Retail Units, Office Space and Industrial units at affordable prices.

The Complex benefits from being positioned directly adjacent to the M1 Motorway and Westlink allowing for excellent accessibility to the M2 to Belfast International airport, the docks and the M1 for Dublin.

Twin Spires Complex features many prominent local businesses including Suki Tea, OK Windows, Northern Switchgear, Active Communities Network and NI Hospice.



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Key Benefits

- Ground floor unit suitable for office function
- Multiple rooms for various usages
- Suspended ceiling
- Intruder alarm
- Easy access to Motorway and Belfast City Centre
- Complimentary on-site parking
- Superfast broadband connections
- Postage services

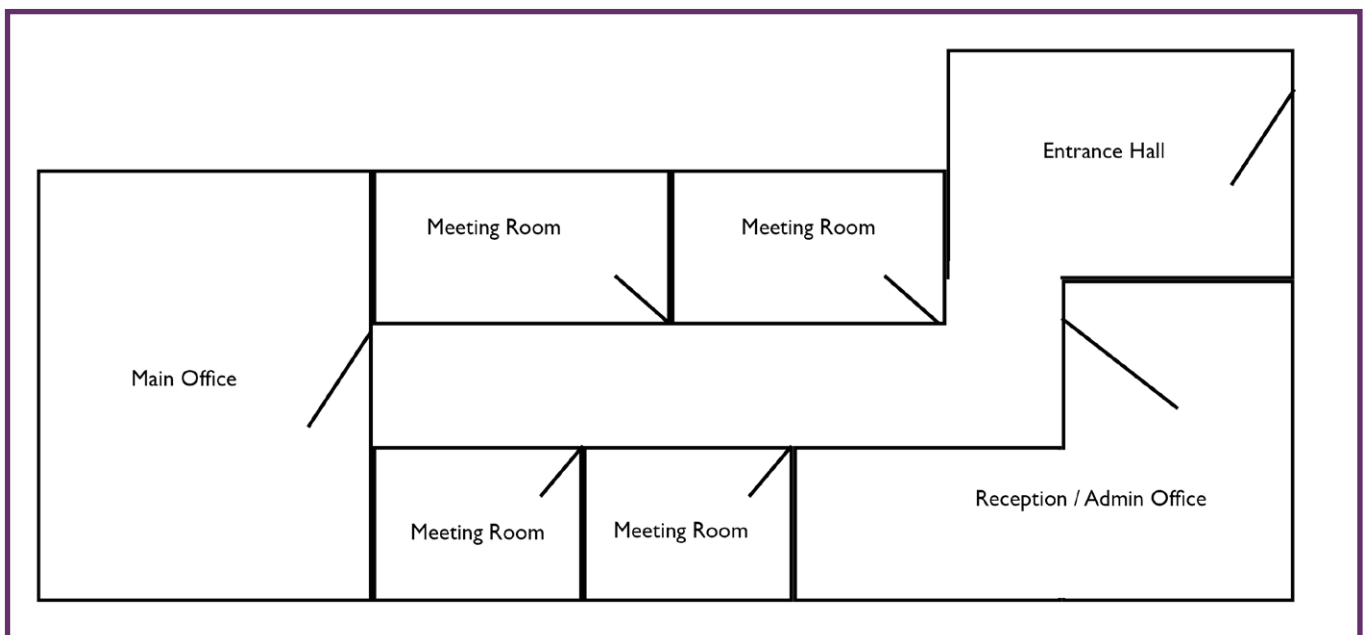
Description

Twin Spires Complex occupies a prominent location close to Belfast City Centre. The offices are finished to a high specification with the benefit of on-site parking. Additional office features include:

- Access to shared WC and Kitchen facilities
- Carpeted flooring
- Access to additional conference and meeting facilities



Floor Plan



Information and Contact

Rateable Value

We are advised by Land & Property Services that the entire property has a Net Annual Value of £6650.00.

The rates payable on this property are £4008.64

Service Charge

A service charge will be levied to cover shared services, external repairs and maintenance of common areas.

This is estimated at £2069.38 per annum.

VAT

All prices and charges quoted are exclusive of VAT, which may be payable.

EPC Rating

The EPC rating is currently pending.



ORTUS PROPERTY SERVICES

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