

To Let

Modern Office Units



Office 13B, Curran House Twin Spires Complex

Office Unit

94 sq ft

155 Northumberland Street,
Belfast, BT13 2JF



ORTUS PROPERTY SERVICES

Office Unit - To Let

Office 13B, Curran House

COMPLEX **TWIN SPIRES**

Unit Specification

Unit	Size (sq ft)	Rent*	EPC
Office 13B, Curran House Twin Spires Complex	94	£109.67 per month	E106

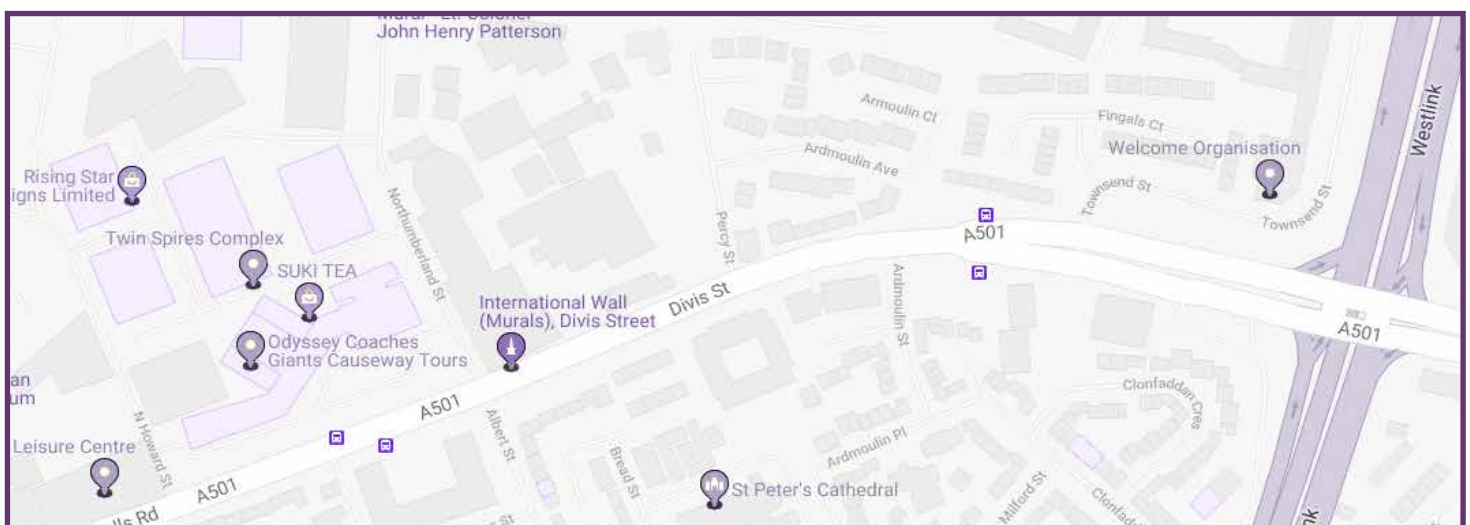
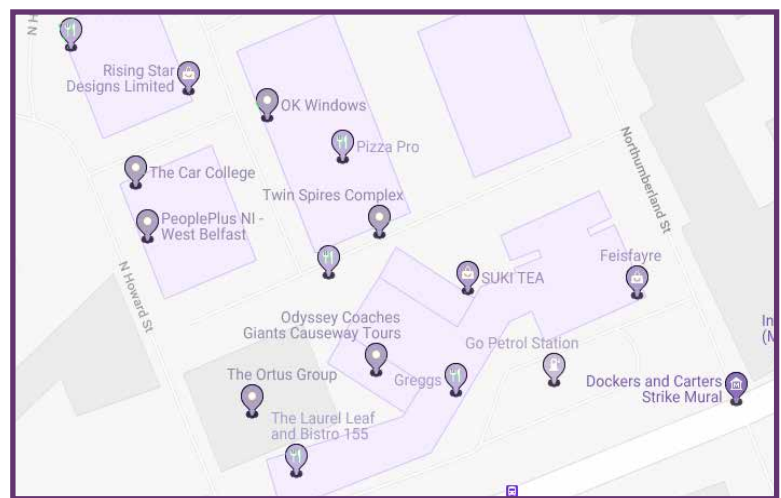
* For additional charges - VAT, Service Charges and Rates - see back page

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

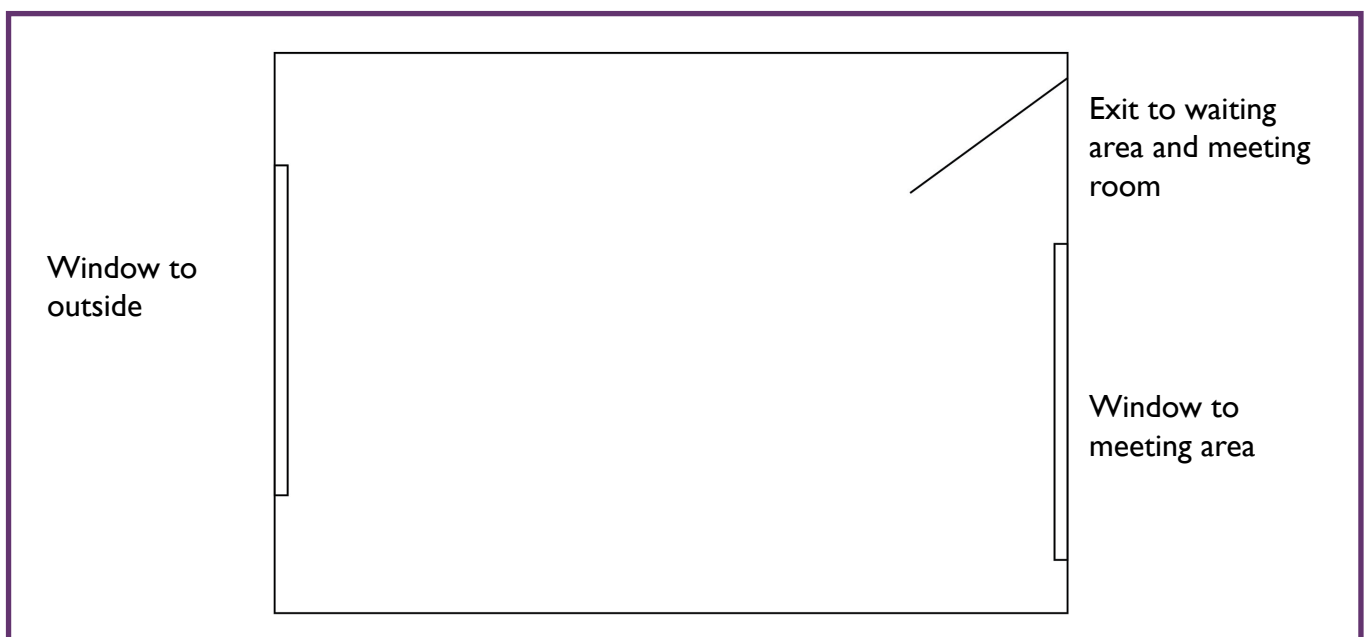
- Single office unit ideal for small business
- Heating and lighting costs included in monthly rent
- Complimentary use of meeting room subject to availability
- Free on-site parking

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:

- First floor office suitable for 1 person
- Access to shared kitchen and W.C. facilities
- Suspended ceiling
- LED lighting
- Carpeted flooring

Floor Plan



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Information and Contact

Rateable Value

We are advised by Land & Property Services that the entire property has a Net Annual Value of £1050.

The rates payable on this property are £632.94

Service Charge

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

This is estimated at £180.95 per annum.

VAT

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

Ortus Property Services

Filor Building
Twin Spires Complex
155 Northumberland Street
Belfast, BT13 2JF

T: 028 9031 1002

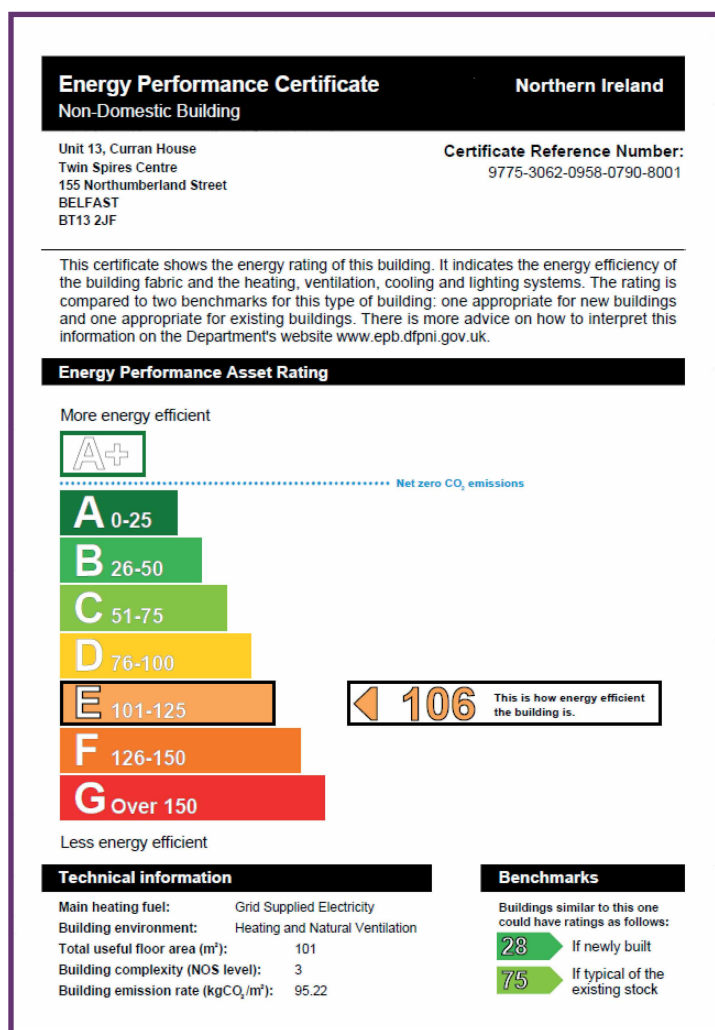
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EPC Rating

The EPC rating is E106 rated under EPC Regulations. A copy of the EPC is printed below and available upon request.



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