

# To Let

Modern Office Units



## Office 4, Mill House Twin Spires Complex

Office Unit

1350 sq ft

155 Northumberland Street,

Belfast, BT13 2JF



# Office Unit - To Let

## Office 4, Mill House

### Unit Specification

Unit	Size (sq ft)	Rent*	EPC
Office 4, Mill House Twin Spires Complex	1350	£562.50 per month	TBC

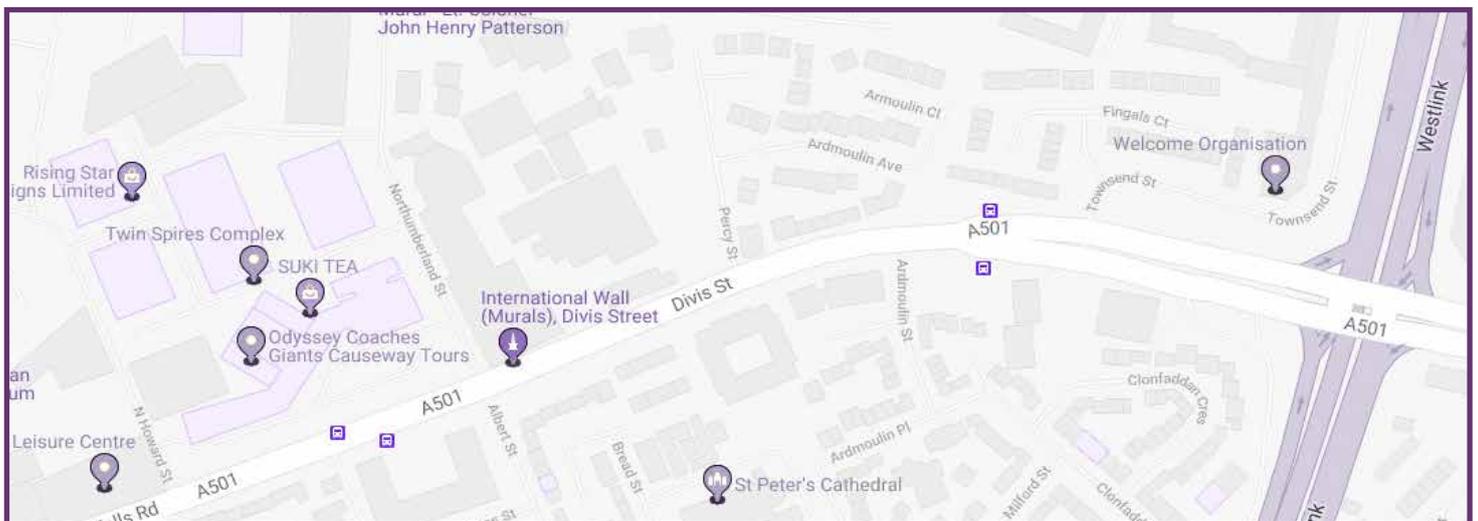
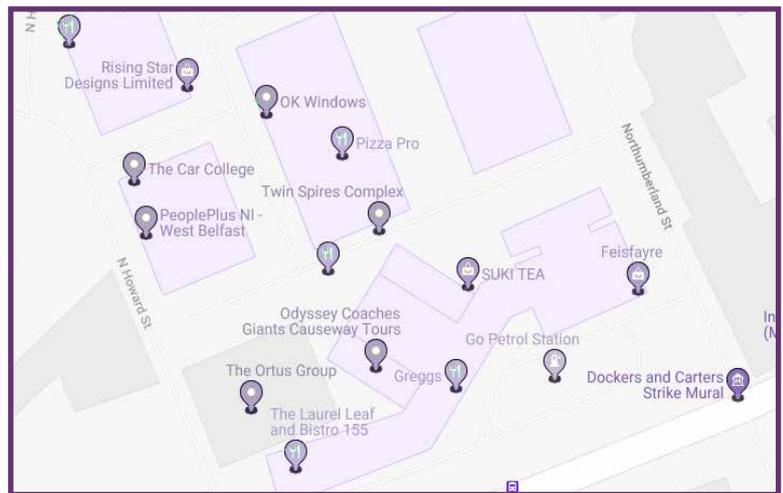
\* For additional charges - VAT, Service Charges and Rates - see back page

### 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.



## Key Benefits

- First floor unit suitable for office or workshop use
- Open plan area with partitioned office/store
- Easy access to Motorway and Belfast City Centre
- Free on-site parking



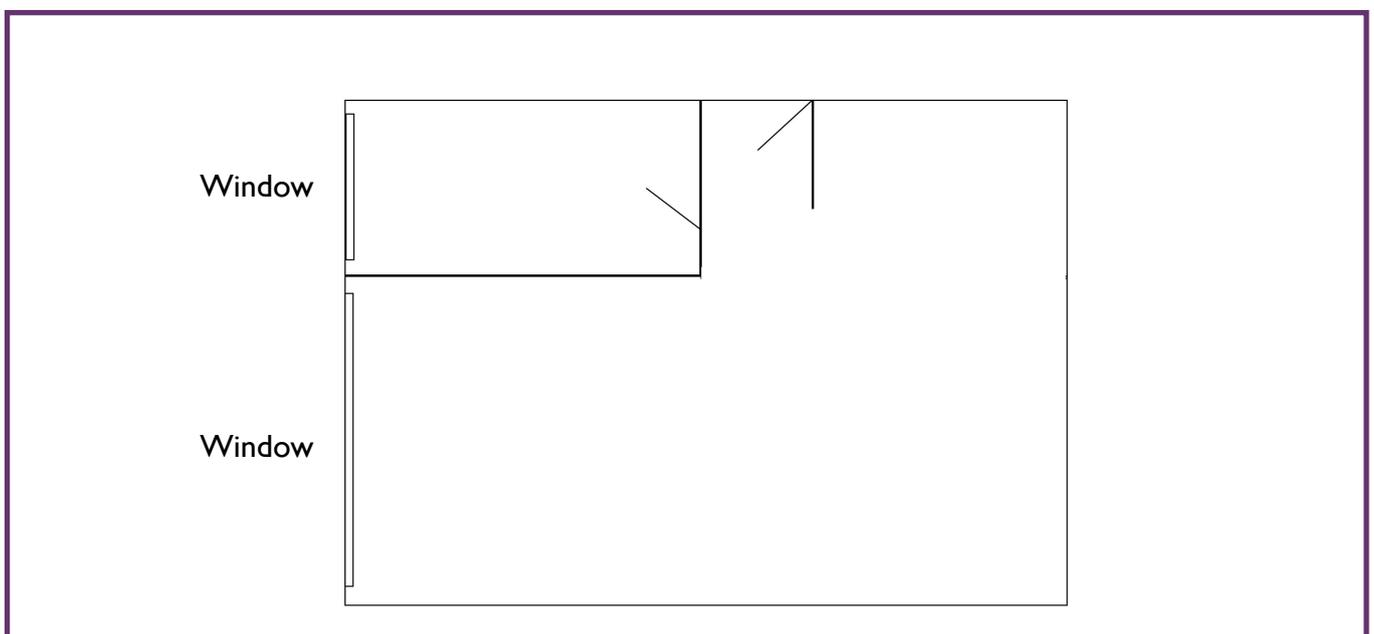
## Description

**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:**

- Access to shared WC and kitchen facilities
- Suspended ceiling
- Natural gas heating
- Suitable for a variety of uses subject to necessary planning



## Floor Plan



## Information and Contact

### Rateable Value

We are advised by Land & Property Services that the entire property has a Net Annual Value of £10,900

The rates payable on this property are £6570.55

### Service Charge

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

This is estimated at £2578.50 per annum.

### VAT

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

### EPC Rating

The EPC rating is pending

### Ortus Property Services

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