

TO LET

Ground Floor Office Suite c.1,383 sq.ft. (128.5 sq.m.)
34 Greggs Quay, Rotterdam Street, Belfast BT5 4DT



Location

The property is located on the ground floor of the prestigious Greggs Quay apartment development which overlooks the River Lagan and has direct access onto the Lagan towpath. The location is only a short distance from the city centre and is in close proximity to the Waterfront Hall, Lanyon Place, Odyssey Arena and Titanic Quarter.

Description

The property comprises a modern office suite with boardroom and fitted kitchen. It is finished to a good specification to include under floor heating, wooden floors, double glazing and gas central heating. It benefits from one secure car parking space accessed via electronic gates. There is ample public car parking adjacent to the development, whilst being convenient to the Laganside Bus Depot and Central Train Station. The suite is located within a quaint river side setting and would ideally suit a private consultancy or destination business which would not require a high footfall or passing trade.



ACCOMMODATION

Office Suite (incl Kitchen) c.1,383 sq.ft. (128.5 sq.m.)
Plus Male and Female WC's

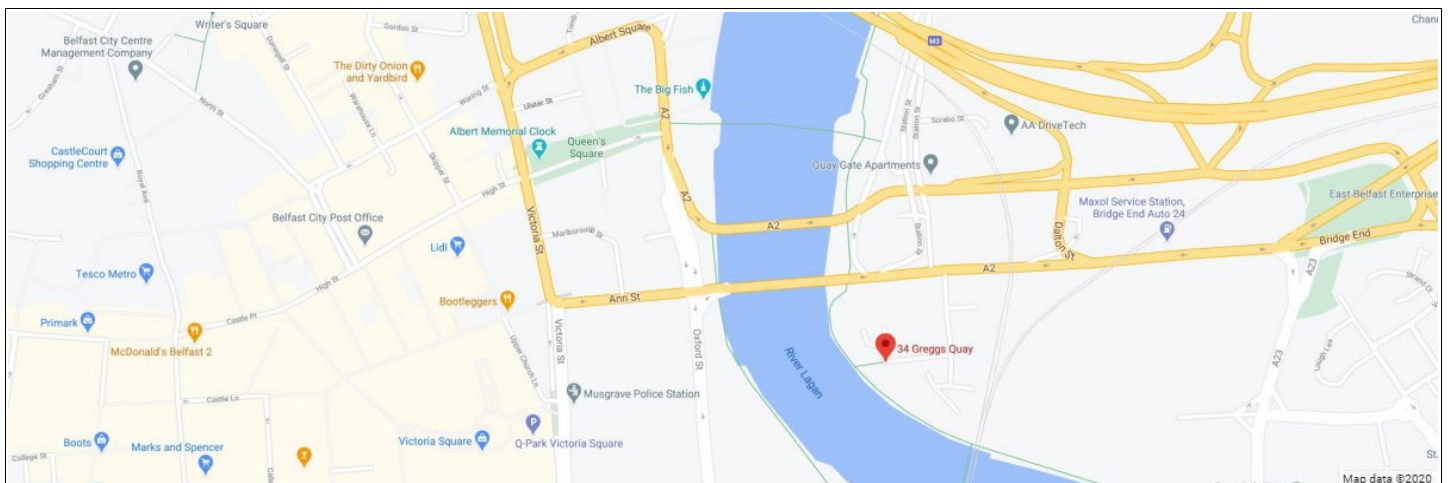
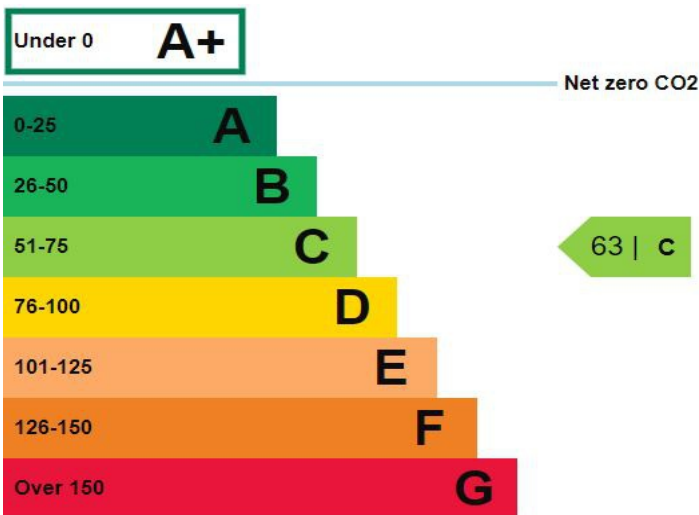
TOTAL ACCOMMODATION c.1,383 sq.ft. (128.5 sq.m.)
Plus one Car Park space

54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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LEASE DETAILS

RENT	£14,000 per annum excl
TERM	Negotiable – available January 2021
REPAIRS/INSURANCE	Full Internal Repairing and Insuring basis
RATES	NAV £12,400 Rates payable 2020/2021 £5,338 The suite qualifies for SBRR of 20%
VAT	All prices are quoted exclusive of VAT, which is chargeable
EPC	C-63
VIEWING	By appointment with Sole Agent 028 9042 4747



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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