



To Let (May Sell)

Attractive Period Offices -with Car Parking

123 Ormeau Road, Belfast BT7 1SH

**Riddell
McKibbin**

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SUMMARY

- Well Presented Period Office Building
- Total Accommodation extends to 1,677 sq.ft
- Benefits from 3 no. on site car parking spaces
- Walking distance to the City Centre
- Rent: £15,000 per annum exclusive

LOCATION

High profile period office building on the Ormeau Road (A24), one of Belfasts primary southern arterial routes.

Located on the periphery of the City Centre and only c. 0.5 miles from Queens University.

DESCRIPTION

This Georgian style terrace property is well presented throughout having been recently redecorated.

The offices are fitted to include carpeted flooring, fluorescent strip lighting, plastered and painted walls, data cabling and Gas Heating. The premises also benefit from kitchen & W.C facilities and off street parking to the front of the building.

Other occupiers in the vicinity include Albert Fry Associates, Todd Insurance Brokers, Mornington Community Project and Ormeau Health Centre.

LEASE

Rent: £15,000 per annum exclusive
Lease: 5 years
Reviews: Upwards only rent review
Repairs: Full Repairing & Insuring terms.

SALE PRICE

Price on application.

VAT

All figures quoted are exclusive of VAT which may be payable.

RATES

NAV: £7,350
Rate in £ (18-19): 0.602803
Estimated Rates Payable: £4,431 p.a

EPC

C68 - A copy of the EPC is available upon request..



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ACCOMMODATION

We calculate the approx. N.I.A as follows:

Ground Floor	Sq.m	Sq.ft
Front Office	19.22	207
Middle Office	11.06	119
Rear Office / Store	12.13	131
Kitchen	6.37	69
W.C	-	-
First Floor		
Front Office	26.88	289
Middle Office	11.65	125
W.C	-	-
Second Floor		
Front Office	26.86	289
Middle Office	15.87	171
Rear Office / Store	8.90	96
Third Floor		
Storage / Comms Room	16.89	181
Total	155.83 sq.m	1,677 sq.ft



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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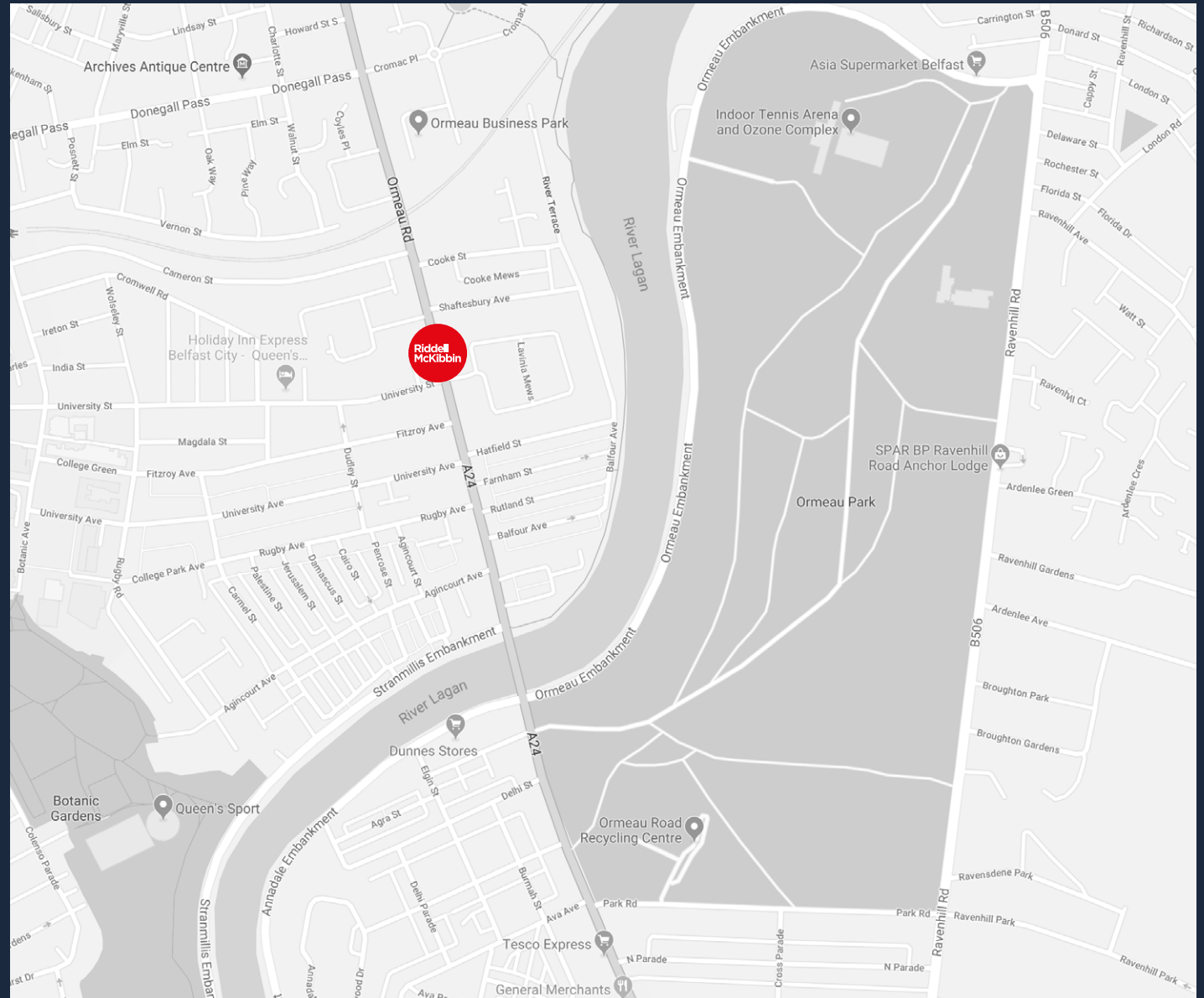
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