



151 DONEGALL PASS BELFAST

TO LET GROUND FLOOR OFFICE SUITE

Riddell McKibbin

To Let - Ground Floor Office Suite

151 Donegall Pass, Belfast BT7 1DT

**Riddell
McKibbin**

PROPERTY SUMMARY

- Exceptional Ground Floor office suite
- Fully Fitted
- Recently Refurbished
- Immediately Available on Flexible Terms

LOCATION

The subject is located on Donegall Pass, adjacent to Grove House approx. 150m from the junction with Ormeau Road and the Gasworks Business Park. Occupiers in the vicinity include Barclay Communications, Roasty Toasty Café, Oakland Antiques and Cromac Regeneration Initiative. A new apartment development Portland 38 is also under construction at the junction of Donegall Pass and Ormeau Road.

There is a large surface car park directly opposite the subject and on street car parking along Ormeau Road.

DESCRIPTION

The subject comprises a recently refurbished and fully fitted self-contained office suite. The suite is finished to include carpet flooring covering, suspended LED lighting, mixture of exposed brick and plastered and painted walls, 2 W.C.s, a kitchen and separate tea point, 2 meeting booths, a breakout area and 22 no. workstations.

The space is capable of immediate occupation.

ACCOMMODATION (ALL AREAS ARE APPROXIMATE)

The net internal area of the office suits is as follows:

Ground floor	153 sq m	1,647 sq ft
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RATES

Net Annual Value (NAV):	£4,250
Rate in £ for 2022/23:	0.5431
Rates Payable, if applicable:	£2,308

The occupier may be able to avail of some rating relief under small business rating assessment.

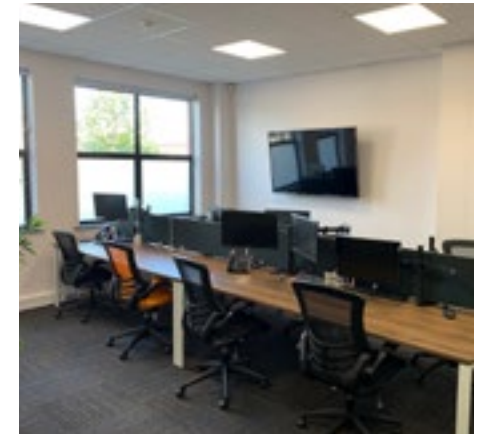
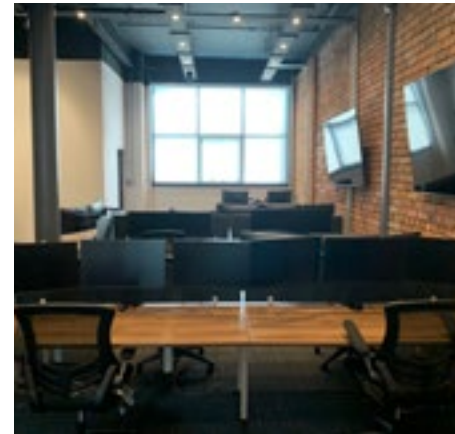
LEASE DETAILS

Term:	Negotiable
Rent:	£25,000 per annum exclusive
Repairs:	Effectively full repairing and insuring via service charge
Insurance:	Landlord to insure and tenant to reimburse

Alternatively flexible occupation based on a monthly rate per desk is also available. For further details please contact Riddell McKibbin.

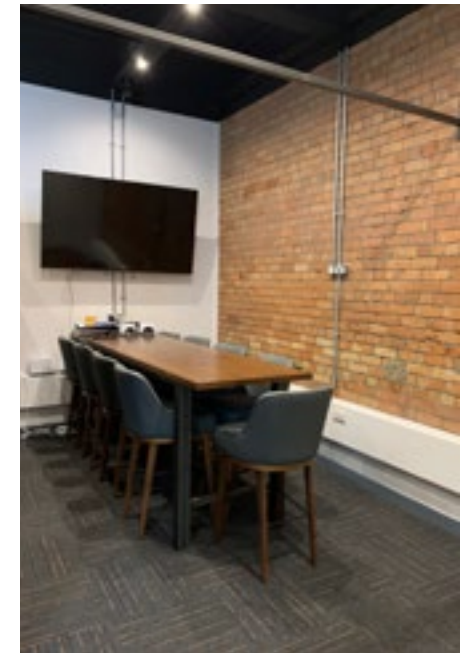
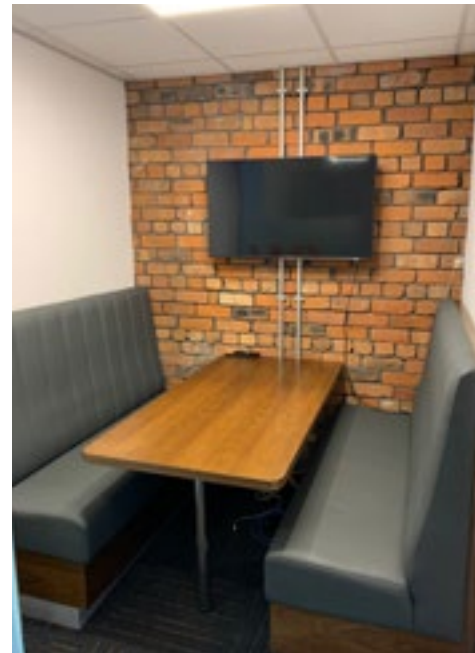
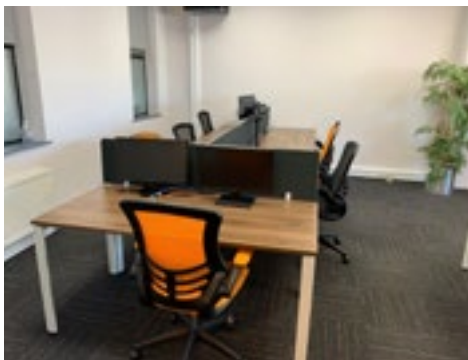
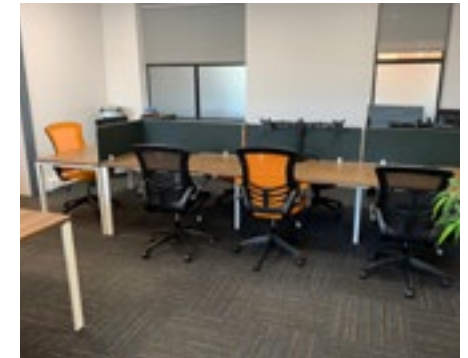
SERVICE CHARGE

A service charge will be payable



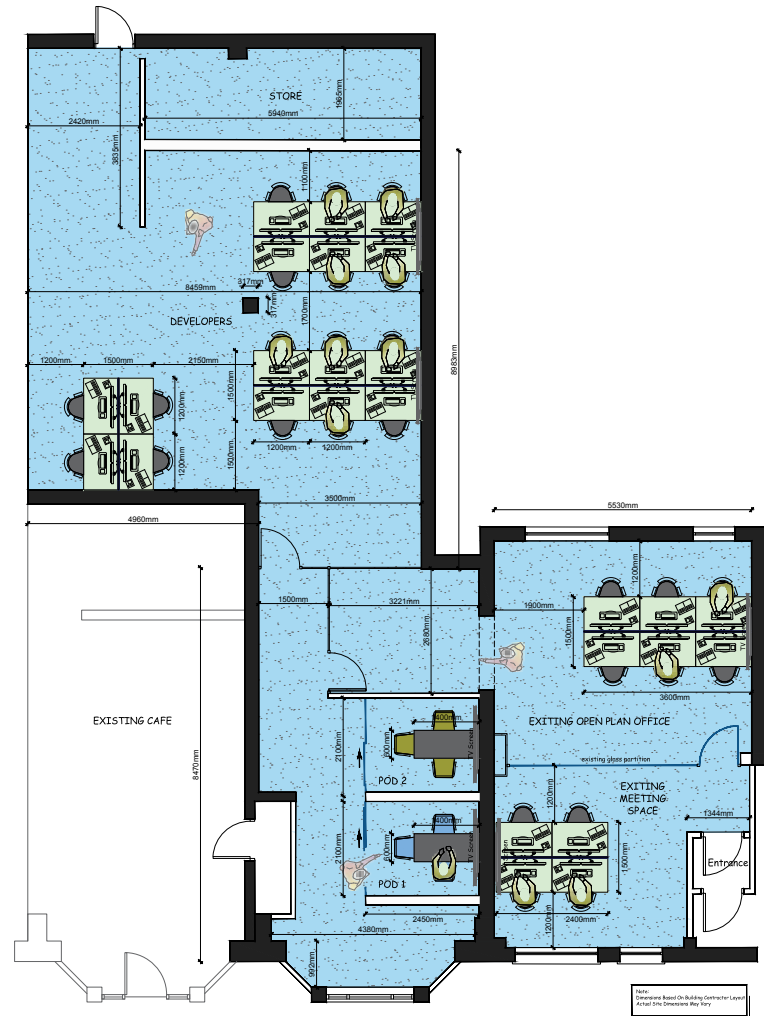
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For indicative purposes only.

VAT

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

EPC

The property benefits from an EPC rating of ___

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell

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mark@riddellmckibbin.com

Martin McKibbin

07715 269699

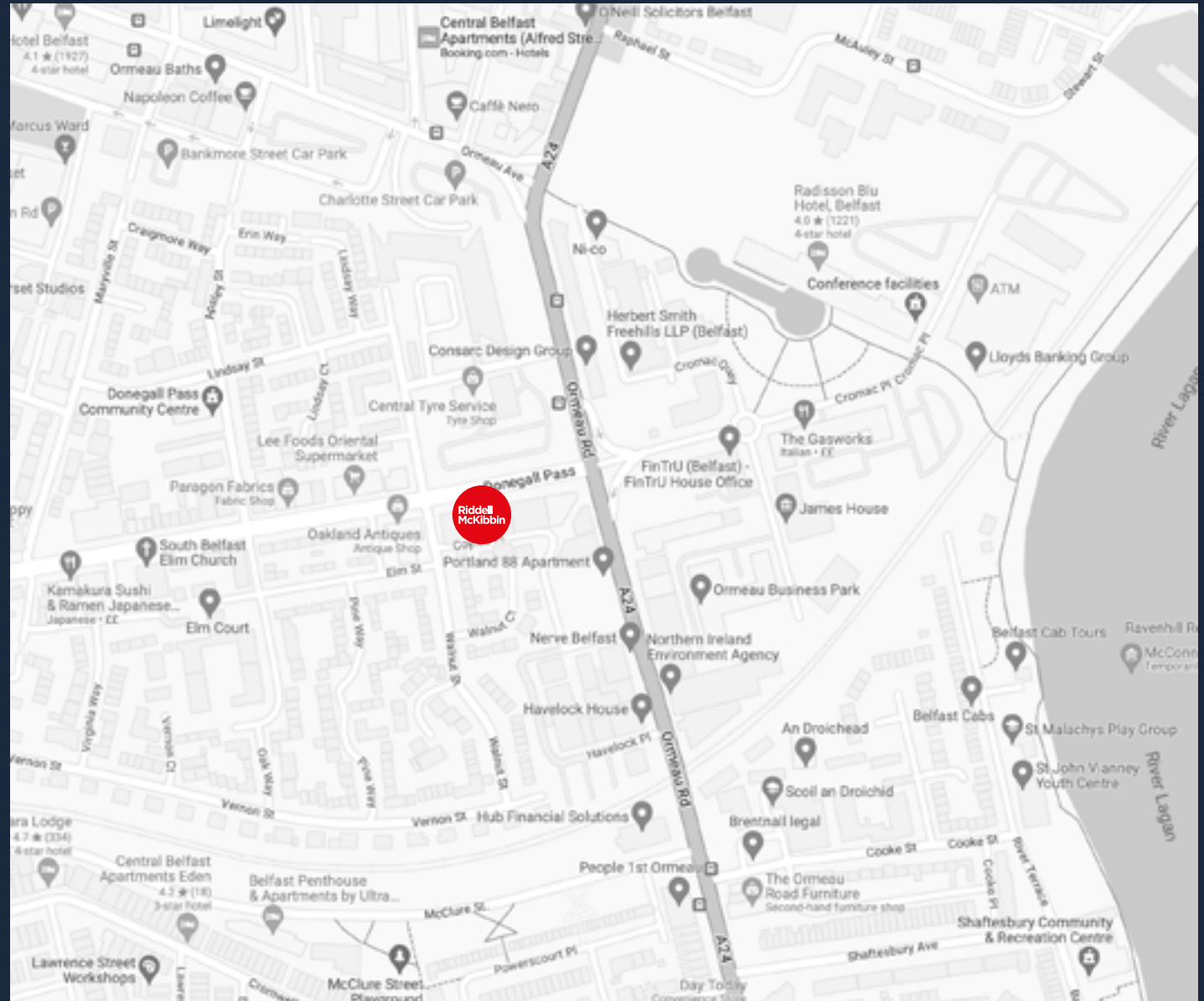
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Ref: RM0101



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