



TO LET

SELF-CONTAINED OFFICE SUITE

GROUND, FIRST & SECOND FLOORS

1A LANCEFIELD ROAD/
LISBURN ROAD
BELFAST
BT9 6LL

c. 100 M² (1,071 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

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DESCRIPTION

- The subject provides own door access from Lancefield Road and consists of ground floor entrance hallway, first floor reception with good sized offices on the first and second floors. Ancillary accommodation includes kitchen and male and female toilets.
- The accommodation throughout is finished to a good standard to include laminate floor coverings, plastered and painted walls and ceilings with fluorescent strip lighting and electric heating system.
- The suite would be suitable for a range of professional office occupiers and has potential for other commercial uses, subject to any necessary statutory consents.

LOCATION

- The unit occupies a high profile corner location on the Lisburn Road at its junction with Lancefield Road.
- The attractive B2 Listed Building comprises ground floor shops and a mix of commercial and residential accommodation on the upper floors. Occupiers on the ground floor include Knotts Bakery, Arcadia Delicatessen and Max Mara.
- The Lisburn Road is one of South Belfast's busiest arterial routes and benefits from a wide range of upmarket retail units, art galleries, coffee shops and popular restaurants.

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LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£10,000 per annum, exclusive.

Rent Review:

Upwards only every 3 or 5 years.

Repairs & Insurance:

Tenant to be responsible for internal repairs, and reimbursement of building insurance premium to the Landlord.

Service Charge:

Levied to cover a fair proportion of the cost of external repairs, management fees, and any other reasonable outgoings of the Landlord.

VAT

The property is not registered for VAT.

ACCOMMODATION

Ground Floor	Area
Reception	- c. 8.36 m ² (90 ft ²)
First Floor	
Reception	- c. 3.29 m ² (35 ft ²)
Kitchen	- c. 4.08 m ² (44 ft ²)
Rear Office (No. 1)	- c. 17.46 m ² (188 ft ²)
Front Office (No. 2)	- c. 20.81 m ² (224 ft ²)
Second Floor	
Office	- c. 45.52 m ² (490 ft ²)
Male & Female WC's	
Total	- c. 99.52 m² (1,071 ft²)

RATES INFORMATION

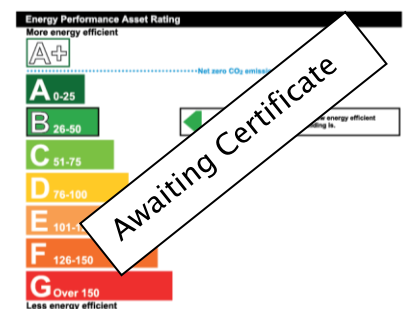
NAV £8,800
Rate in £ 2018/19 = 0.602803

Rates payable 18/19 = £4,243.73
(inc 20% Small Business Rates Relief)

JOINT AGENT

Frazer Kidd & Partners
Tel: 028 9023 3111

EPC

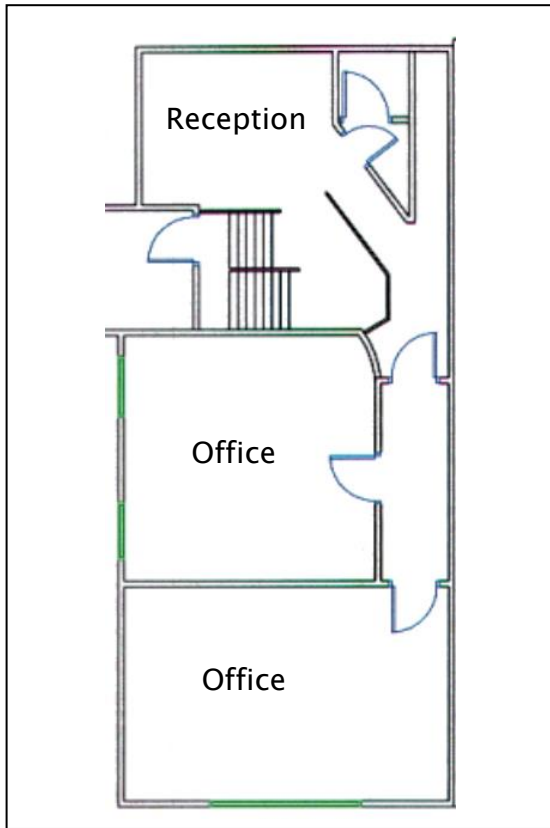


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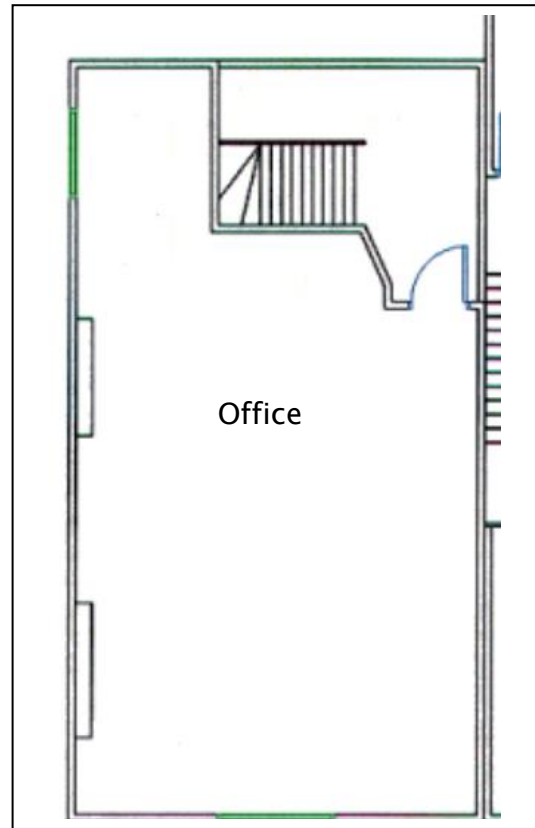
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FLOOR PLANS (NOT TO SCALE)



FIRST FLOOR



SECOND FLOOR