

# Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

Fully Serviced Small Office Suite

**75b SYDENHAM ROAD, BELFAST, BT3 9DJ**



3<sup>rd</sup> FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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## LOCATION

The subject property is located on Sydenham Road facing Belfast's urban regeneration project, The Titanic Quarter. This property has immediate access to Sydenham Bypass, one of Northern Ireland's main arterial routes linking the M1 and M2 to the wider Province.

## DESCRIPTION

The last remaining office suite is located on the first floor of the property and is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting and carpet covered floors. The office has use of the communal board room and the shared WC facilities. The office suite also benefits from one designated car parking space.

## ACCOMMODATION

Office 2	80 sq ft	7.35 sq m - plus 1 car park space
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## TENANCY DETAILS

**Rent:** £450 inclusive per month (no VAT)

**Services included** Water, electricity, insurance, rates

**Term:** Flexible

# 75B SYDENHAM ROAD, BELFAST, BT3 9DJ

## VAT

No VAT is chargeable on the figures provided.

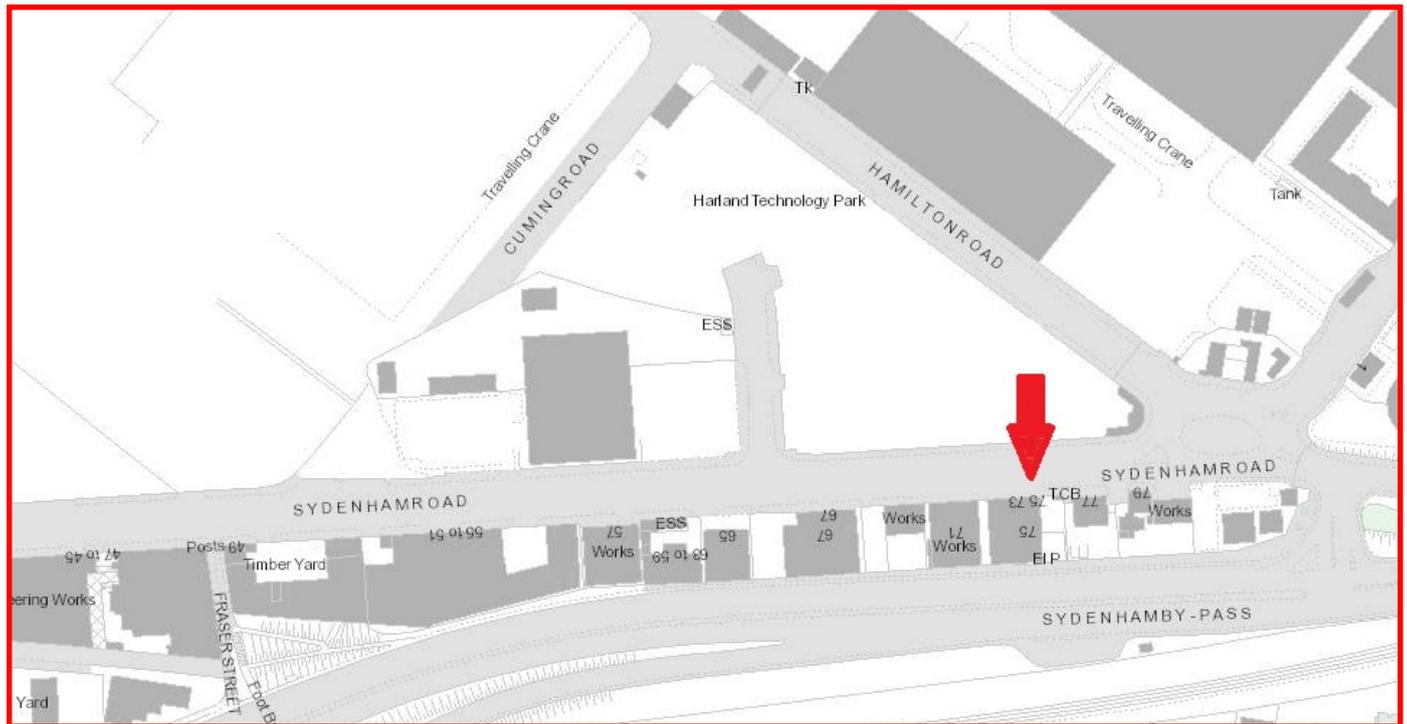
## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

## ENERGY PERFORMANCE CERTIFICATE



# LOCATION MAP



[www.campbellcairns.com](http://www.campbellcairns.com)

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