



To Let First Floor Office Suite
196B Upper Lisburn Road, Belfast BT10 0LA

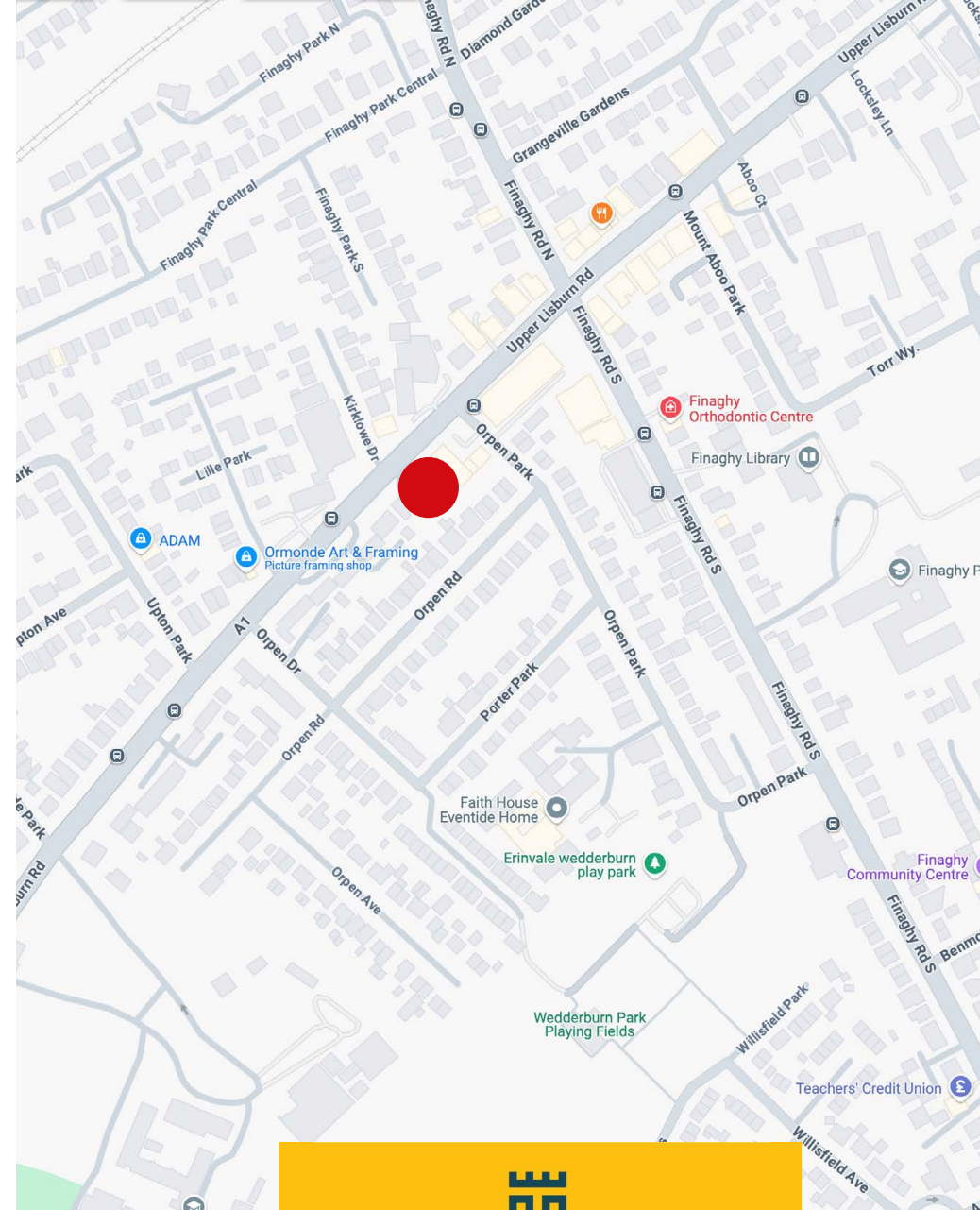

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DESCRIPTION

- Own door office suite located within a modern retail and office building fronting onto the Upper Lisburn Road in South Belfast. The area is a popular commercial location with a wide variety of both retail and professional service occupiers.
- The office suite, which has good natural light throughout, is finished to include plastered and painted walls, wooden/carpeted floor coverings, suspended ceilings with recessed lighting and gas fired central heating.
- The suite benefits from 4 dedicated spaces to the rear of the building.

LOCATION

- The office is prominently located in a retail and office building fronting the Upper Lisburn Road, close to Finaghy Crossroads.
- The location provides ease of access to the M1 Motorway via Junction 2 (Stockmans Lane) and 3 (Blacks Road) and the A55 outer ring and has excellent public transport links. The property is located 5 miles south of Belfast City Centre and 2.5 miles north of Lisburn.



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ACCOMMODATION

Floor	Description	Sq M ²	Sq Ft ²
Ground	Own Door Access		
First Floor	Offices	64.07	689
Mezzanine		49.88	536
WC			
Total Net Internal Area		113.95	1,225

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	£12,000 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, maintenance of common areas, management fees and any other reasonable outgoings of the Landlord.

RATES

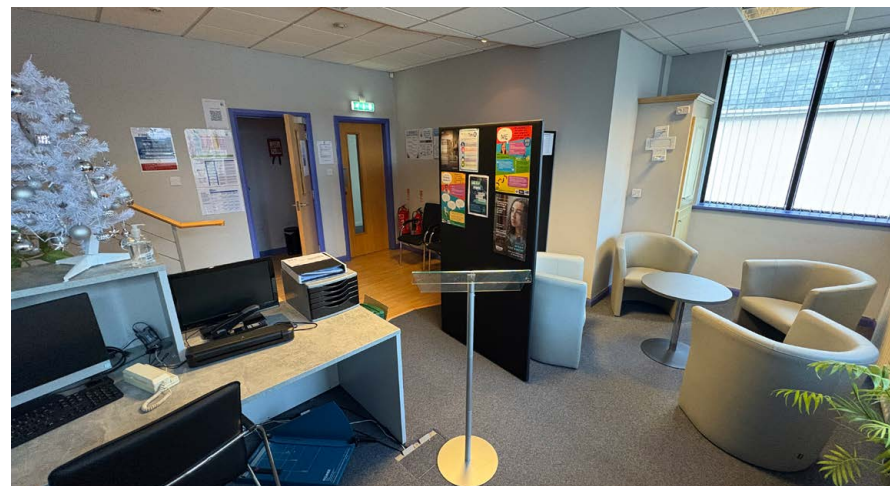
We understand from Land & Property Services that the Net Annual Value of the property is £9,600.

Rate in £ 2024/25 = 0.599362

Therefore Rates Payable 2024/25 = £5,753.88

VAT

The property is registered for VAT.



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EPC

Awaiting EPC

INFORMATION

For further information please contact:

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McKibbin Commercial Property Consultants
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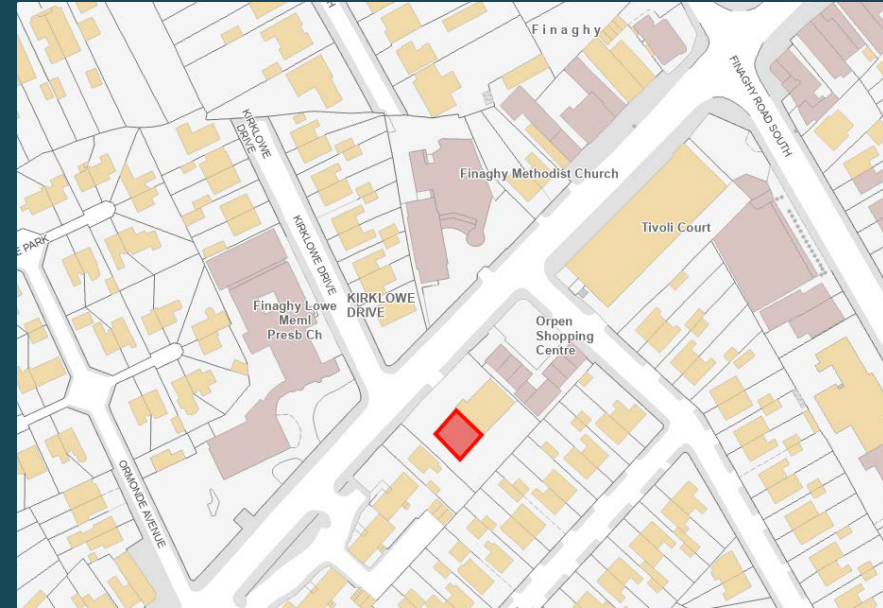
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Not to Scale



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