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**TO LET (MAY SELL)**

**VAT NOT APPLICABLE ON RENT**

**Suite 7, Ormeau House, 91-97 Ormeau Rd, Belfast, BT7 1SH**

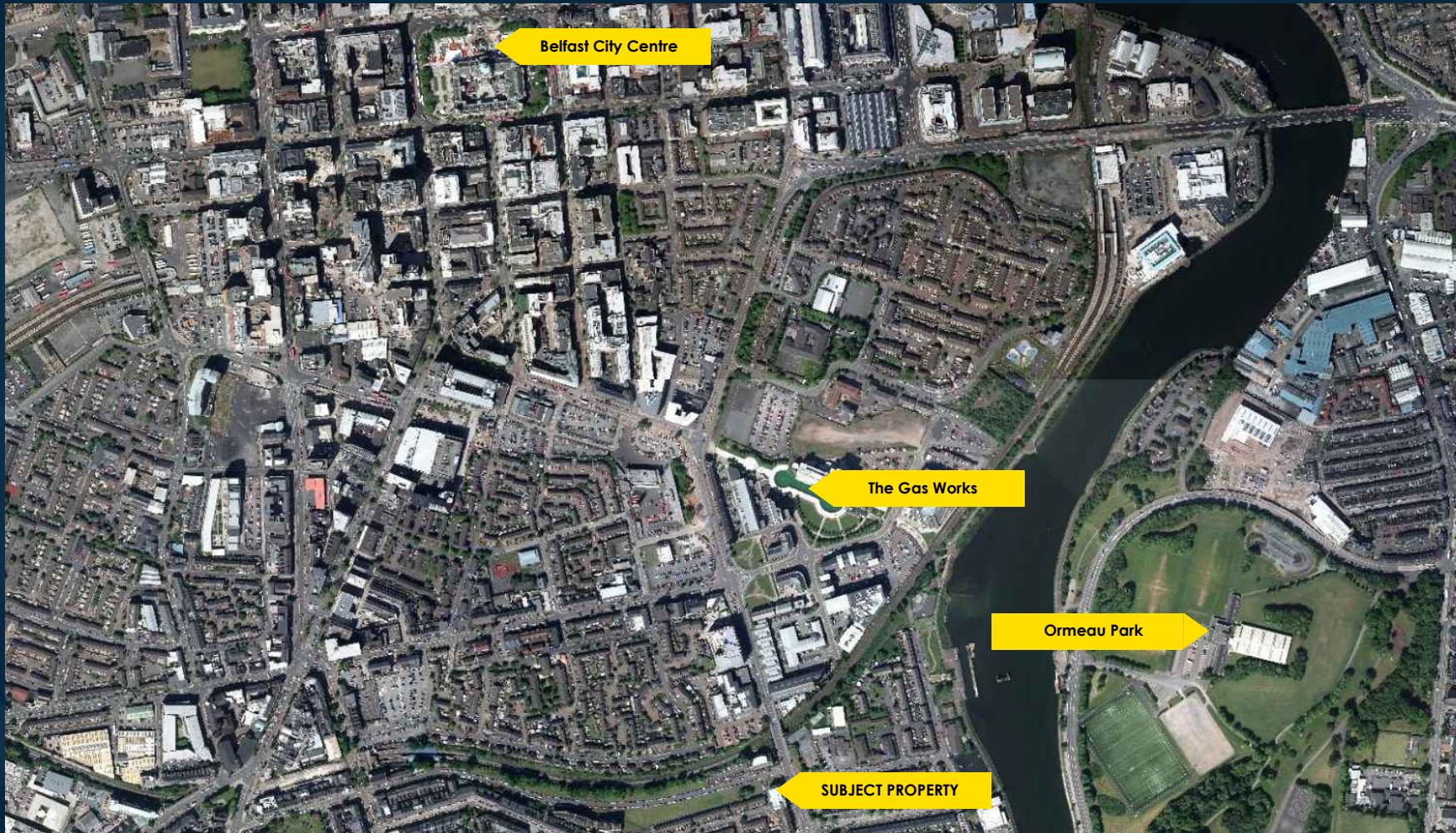
Third Floor Office extending to c. 184 sq m (1,981 sq ft)

# LOCATION

Modern office suite located on the Ormeau Road, one of Belfast's primary south eastern arterial routes - only 15 minutes walk from the city centre and 5 minutes walk from Botanic Avenue, with their wide variety of shopping and leisure facilities.

Numerous public transport links within easy reach with free on-street parking and benefits from 2 no. secure internal car parking spaces which are included in the rental.

Other occupiers in the building include Cleaver Black, DNT Chartered Accountants, Life Expert & People 1st.



15 MINS WALK FROM  
BELFAST CITY CENTRE



CLOSE TO MANY CAFES /  
RESTAURANTS ON NEARBY  
BOTANIC AVENUE



GOOD TRANSPORT  
LINKS



10 MINS DRIVE FROM  
BELFAST CITY AIRPORT  
30 MINS DRIVE  
FROM BELFAST  
INTERNATIONAL AIRPORT

# SPECIFICATION

The property has just been refurbished to include the following finishes:

- Suspended ceilings with diffused low energy lighting
- Carpeted flooring with recessed floor boxes and perimeter trunking
- Gas fired heating
- Lift Access
- WC facilities with shower room
- Access control to main entrance door
- 1 No. secure internal and 1 No dedicated external car park spaces included in rental

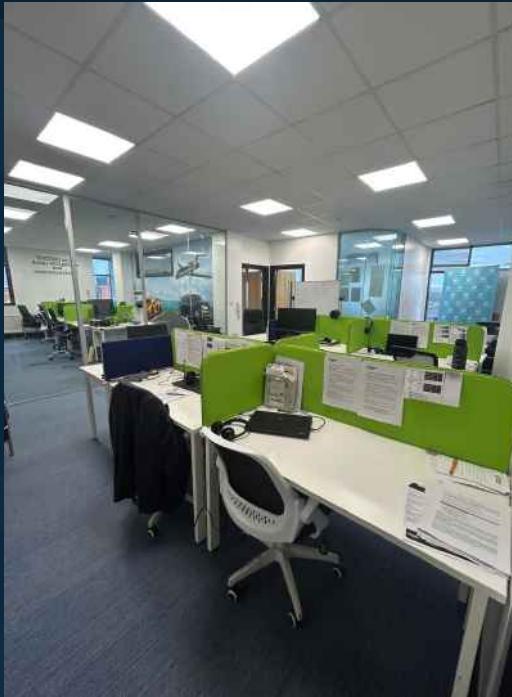
## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
THIRD FLOOR OFFICES	c. 184	1,981

### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF 10324



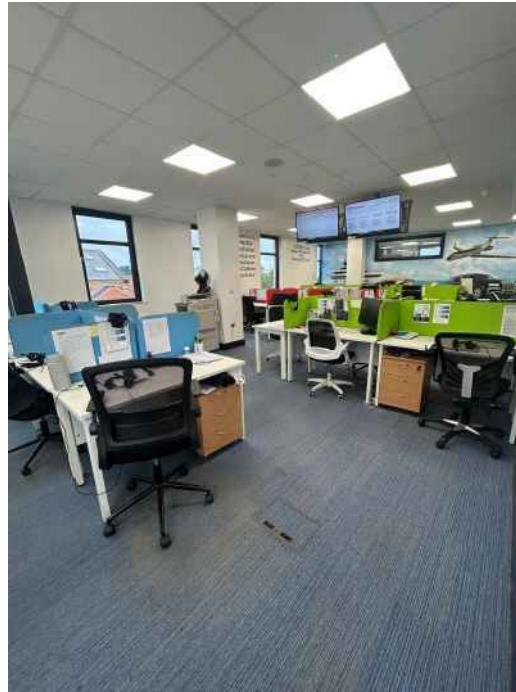
# LEASE DETAILS

RENT:	£18,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	To be confirmed
VAT:	VAT not applicable on the rent.

## SALE OPTION

PRICE:	Price on application
TITLE	Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



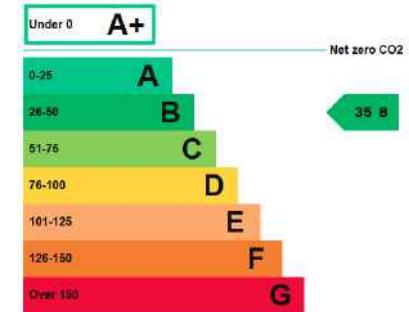
## NAV (RATES PAYABLE)

NAV: £20,200

Estimated rates payable in accordance with LPS Website: £12,657.16

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC RATING



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

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**LIAM RUSSELL**

liam.russell@okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

