

The logo consists of the letters 'OKT' in a bold, black, sans-serif font, positioned on a bright yellow triangular background that points towards the top right corner of the image.

## 54 Elmwood Avenue, Belfast, BT9 6AZ

Prominent refurbished Grade A end terrace office building of c. 4,200 sq ft / 390 sq m with passenger lift and 13 no. private car park spaces in sought after South Belfast / BT9 address.

# LOCATION

The subject property is located on the tree lined Elmwood Avenue in the sought after Queens Quarter / BT9 area of South Belfast, c. 1 mile south of Belfast City Centre.

Elmwood Avenue links Malone and Lisburn Roads which are home to Queens University, City Hospital, Botanic Gardens, Ulster Museum and a wide range of shops, cafes, bars and well known restaurants such as Villa Italia and Deanes at Queens.

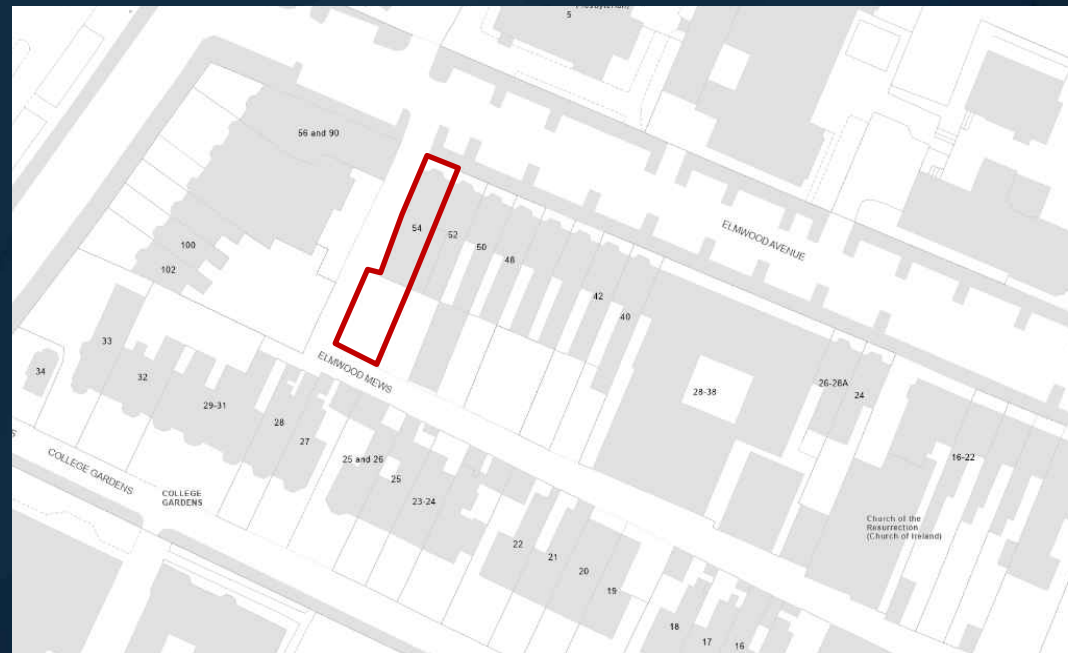
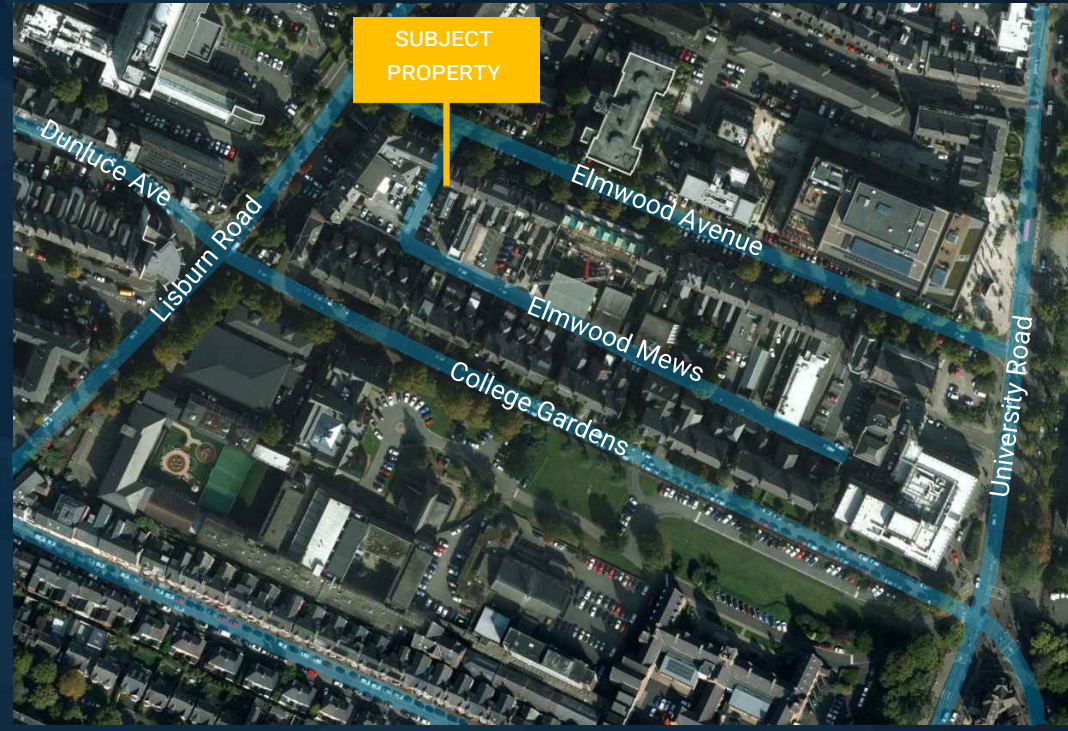
Convenient access via nearby bus routes, Botanic / City Hospital train stations and the M1 motorway c. 1 mile away.

# DESCRIPTION

Fully refurbished and extended end terrace 4 storey period red brick office building which benefits from 13 no. private car park spaces to the rear and free on street parking along Elmwood Avenue.

Currently operating as Belfast City Office Business Centre (but sold with vacant possession) the building is beautifully appointed throughout to include Cat 5 cabling, carpeted flooring, plastered / painted walls, double glazing, gas fired heating and a passenger lift to all floors provides DDA access.

An excellent headquarters office building it could also be reused as a serviced office business or converted into residential use, subject to any necessary statutory planning consents.



**C. 1 MILE TO  
BELFAST CITY  
CENTRE**



**C. 1 MILE TO  
BOTANIC / CITY  
HOSPITAL TRAIN  
STATION**



**C. 1 MILE TO M1  
MOTORWAY**



**C. 4 MILES TO  
BELFAST CITY  
AIRPORT**

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Reception	c. 20 sq m	215 sq ft
4 no. offices	c. 63 sq m	675 sq ft
WC with shower	-	-
FIRST FLOOR		
3 no. offices	c. 36 sq m	387 sq ft
Boardroom	c. 35 sq m	376 sq ft
Kitchen / Breakout Area	c. 18 sq m	189 sq ft
WC	-	-
SECOND FLOOR		
4 no Offices	c. 84 sq m	908 sq ft
WC	-	-
THIRD FLOOR		
3 no. Offices	c. 84 sq m	908 sq ft
Store	c. 6 sq m	68 sq ft
WC	-	-
<b>TOTAL NIA</b>	<b>c. 346 sq m</b>	<b>3,725 sq ft</b>

## 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/ukxi/2017/1692/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 10452



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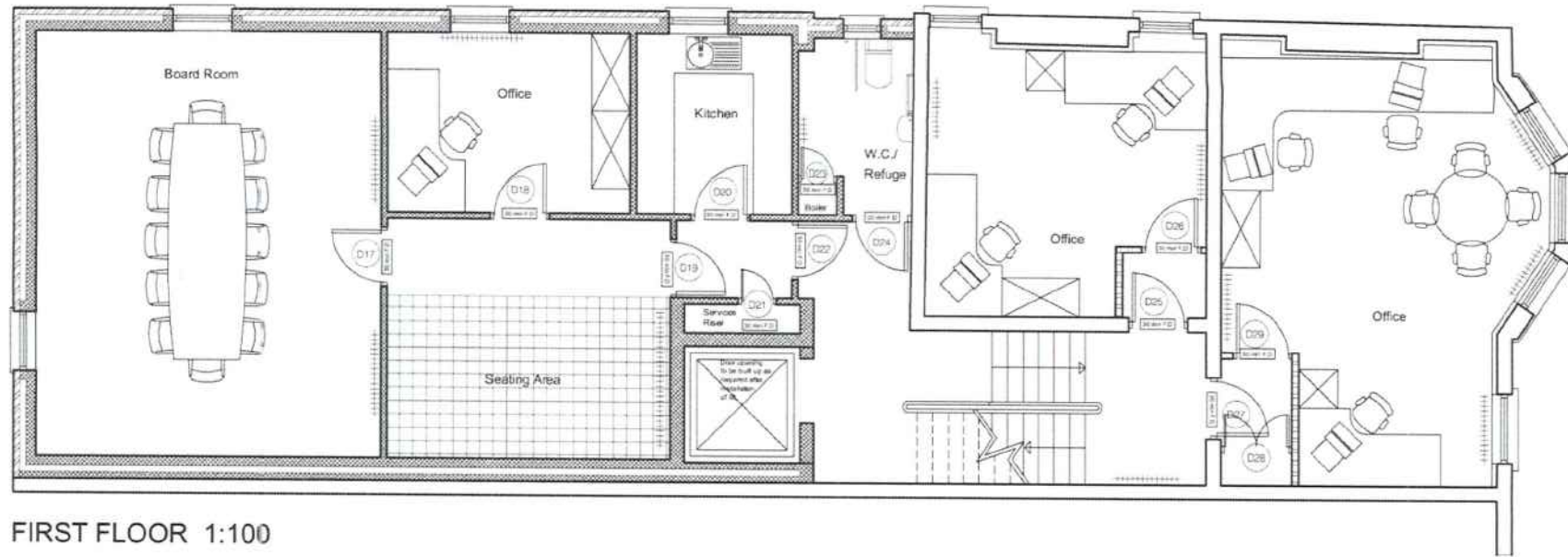




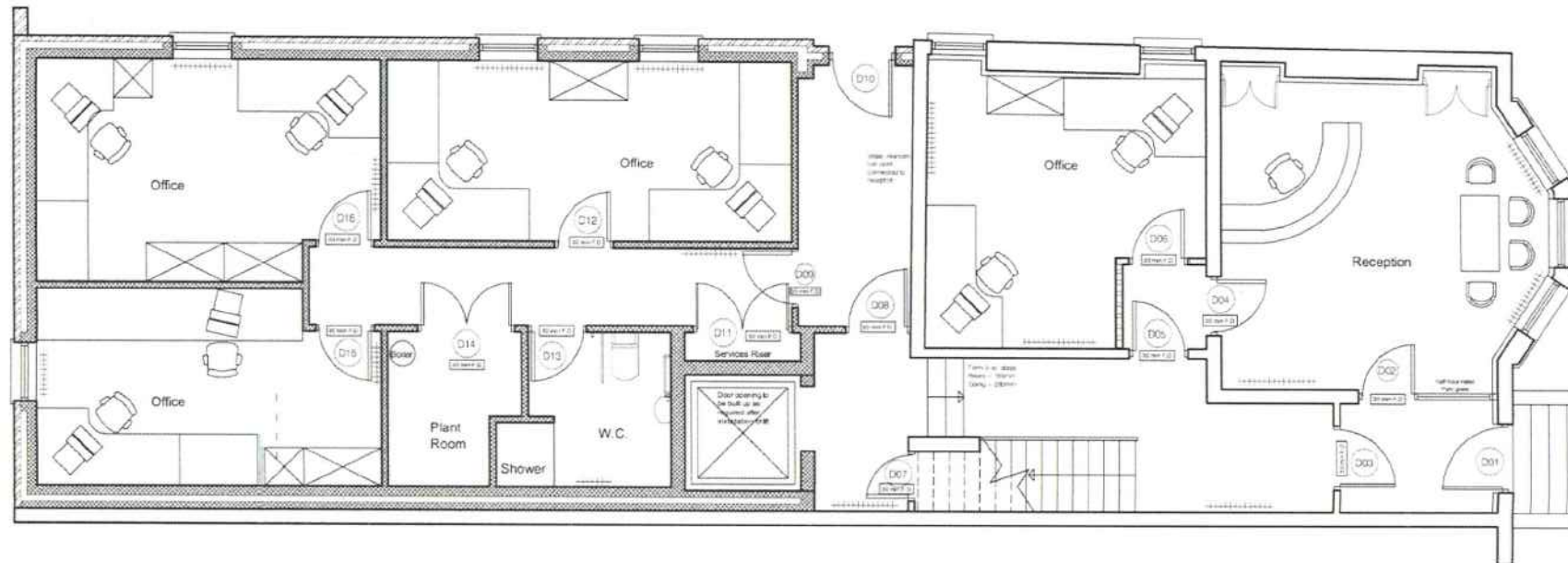
# 54 Elmwood Avenue, Belfast

Prominent refurbished Grade A office building





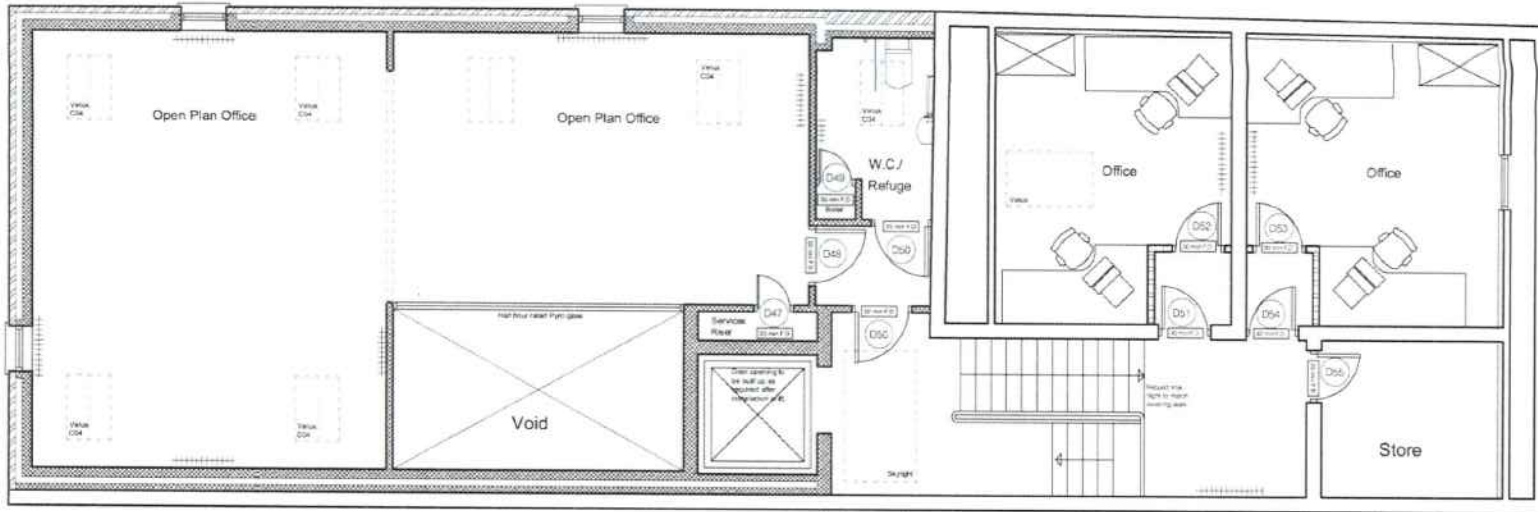
FIRST FLOOR 1:100



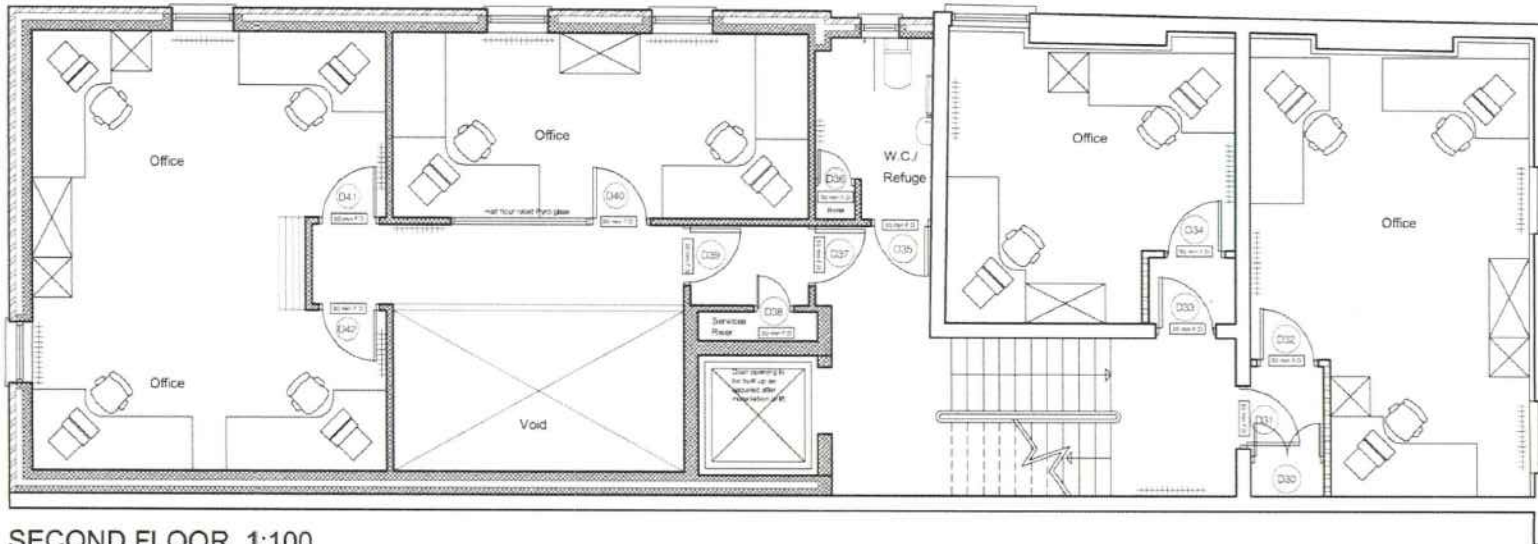
GROUND FLOOR 1:100

## FLOOR PLANS

54 Elmwood Avenue, Belfast, BT9 6AZ



THIRD FLOOR 1:100



SECOND FLOOR 1:100

# FLOOR PLANS

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# SALES DETAILS

PRICE: Offers around £800,000  
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.

## VAT

All prices, outgoings etc are exclusive of, but are subject to VAT.

## NAV (RATES PAYABLE)

NAV: £43,450

Estimated rates payable in accordance with LPS  
Website: £28,284

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

### O'CONNOR KENNEDY TURTLE

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