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TO LET

First Floor, Rose House, 2A Derryvolgie Avenue, Belfast BT9 6FL

Fully fitted first floor office suite of c. 1,800 sq ft (167 sq m) with private on-site car parking

LOCATION

The subject is situated on Derryvolgie Avenue, in close proximity to the junction with Lisburn Road, one of Belfast’s most affluent retail, restaurant and fashion destinations whilst also being synonymous with business users and office occupiers.

DESCRIPTION

The subject property comprises office accommodation arranged over first floor level and is fitted to include painted / plastered walls, carpeted floor coverings, suspended ceilings, recessed lighting, air conditioning, kitchen and shared WC facilities, with access provided via a communal entrance foyer and passenger lift.

The property provides on-site private car parking to the front and rear.

Neighbouring occupiers include Tesco, French Village, Reactive Recruitment, Dream Doors and Mortgage First.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
FIRST FLOOR		
To include open plan office, private offices and kitchen	C. 167	1,800

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/uk/si/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.



LEASE DETAILS

RENT:	£19,500 per annum exclusive
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge contribution
SERVICE CHARGE:	Chargeable in respect of the landlord's costs in maintaining the exterior of the building and common areas—current estimate is £7,325 per annum plus VAT.

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

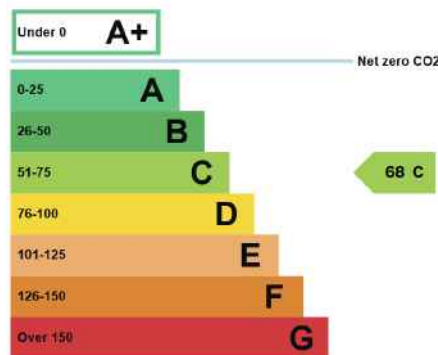
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £19,800

Estimated Rates Payable in accordance with LPS website: £12,406.52

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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 at 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.

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