

**OK
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TO LET

Unit G, 397 Ormeau Road, Belfast, BT7 3GP

Modern Office Suite Extending to c, 1,475 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is centrally located on the Ormeau Road, one of Belfast's main arterial routes and most affluent areas.

The property is situated a short distance from the city centre and offers a wide and varied selection of cafes, restaurants independent boutiques and national retailers in close proximity, along with shopping at the nearby Forestside Shopping Centre.

The area also benefits from a wealth of leisure and outdoor spaces to include Ormeau Park, not to mention scenic walks around the Ormeau, Annadale and Stranmillis embankments. Neighbouring occupiers include, CIP Insurance, Amnesty International, Café Nero, Mauds Ice-cream, Mackey Opticians, and La Taqueria.

In addition, the immediate area benefits from ample on street car parking

DESCRIPTION

The subject comprises a modern second floor office suite within a prominent purpose building office building.

The ground floor entrance (with electric roller shutter door) provides access to the stairwell and disabled access lift. The building benefits from a communal kitchen on each floor and three WC's comprising male / female and disabled access.

Unit G occupies the entire second floor, laid out to provide a mix of open plan and cellular office space. The suite benefits from a balcony overlooking the Ormeau Road. In addition, the suite overlooks the impressive three-storey atrium at the rear.

The suite has been finished to include carpeted flooring with painted and plastered wall. It also benefits from gas central heating and an intercom system providing access from the ground floor entrance.

ACCOMMODATION

DESCRIPTION

Office (to include open plan office, boardroom, private office and staff room

AREA (SQ M)

c. 137 sq m

AREA (SQ FT)

1,475 sq ft



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/uksl/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: £16,000 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

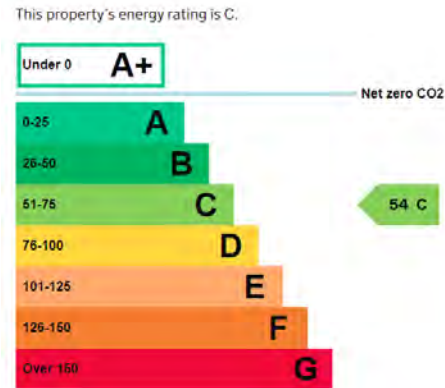
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £11,200

Estimated rates payable in accordance with LPS Website: £6,408.88

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



FURTHER INFORMATION

JAMES CHRISTIE

james.christie@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 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.