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TO LET

The Old Throne Hospital, 244 Whitewell Rd., Belfast, BT36 7TL

Modern Loft Style Offices from c. 1,100 - 6,700 sq ft in Landmark 'Listed Building' with Inclusive Private Car Parking

LOCATION

This landmark building is strategically located on the Whitewell Road in North Belfast, on a prominent elevated site with view over Belfast Lough, County Down, Belfast Castle Estate and Cavehill Country Park.

Only a short distance from the Antrim Road and Shore Road—two of Belfast's main arterial routes, the wide range of shopping and leisure at nearby Abbey Centre and less than 1 miles from the M2 motorway, The Old Throne Hospital is perfectly placed for access to Belfast International and City Airports.

DESCRIPTION

Constructed in 1874 by renowned architect Timothy Hevey, The Old Throne Hospital is a two storey listed building characteristically high Victorian in the French Gothic style with polychromatic brickwork and buff sandstone banding.

Donnelly O'Neill Architects have sympathetically restored the building to provide around 8,600 sq ft (799 sq m) of modern ground and first floor 'loft style' office suites.

Suites 1 & 3 are located within the original listed building and are fitted to include feature lighting, exposed red brick walls, feature minstrel gallery style mezzanine office (suite 3), turret rooms and gas fired central heating.

Suites 5 & 6 are located in the modern annex and fitted to include painted / plastered walls, low energy lighting, raised access floors with carpeted flooring, gas fired heating and air conditioning.

The building benefits from a passenger lift providing full DDA compliance, use of a communal conference / meeting room and dedicated car parking spaces. In addition, each floor has its own kitchen and male / female and disabled WC facilities.

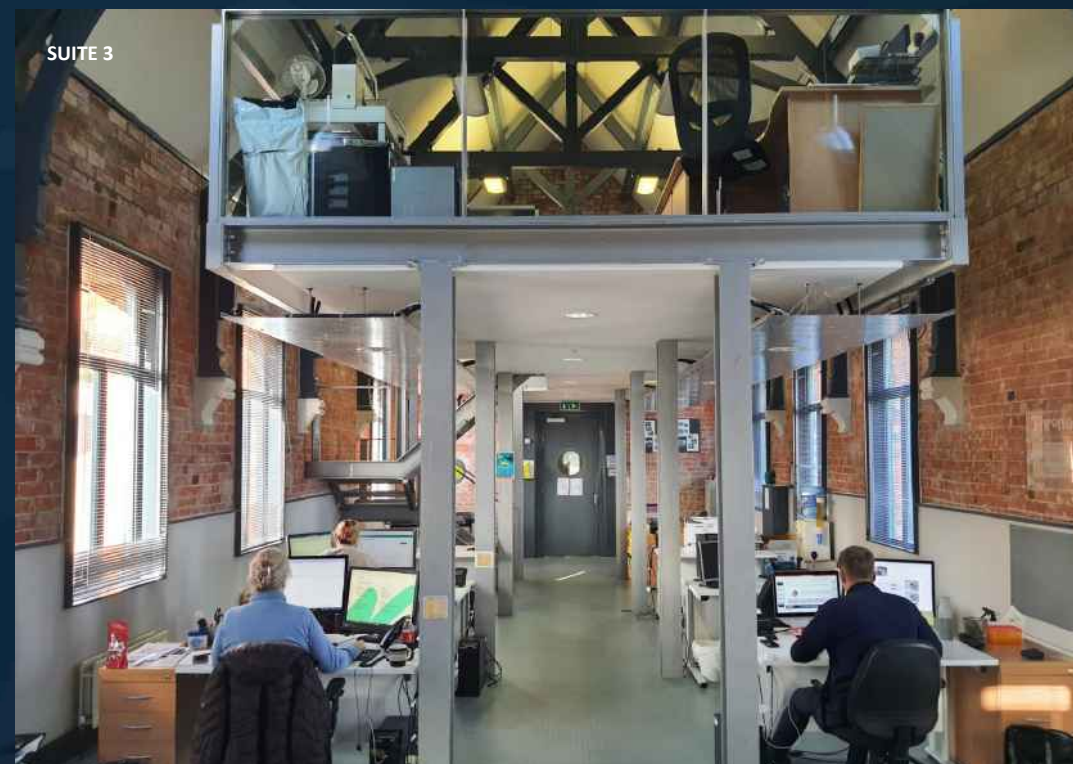
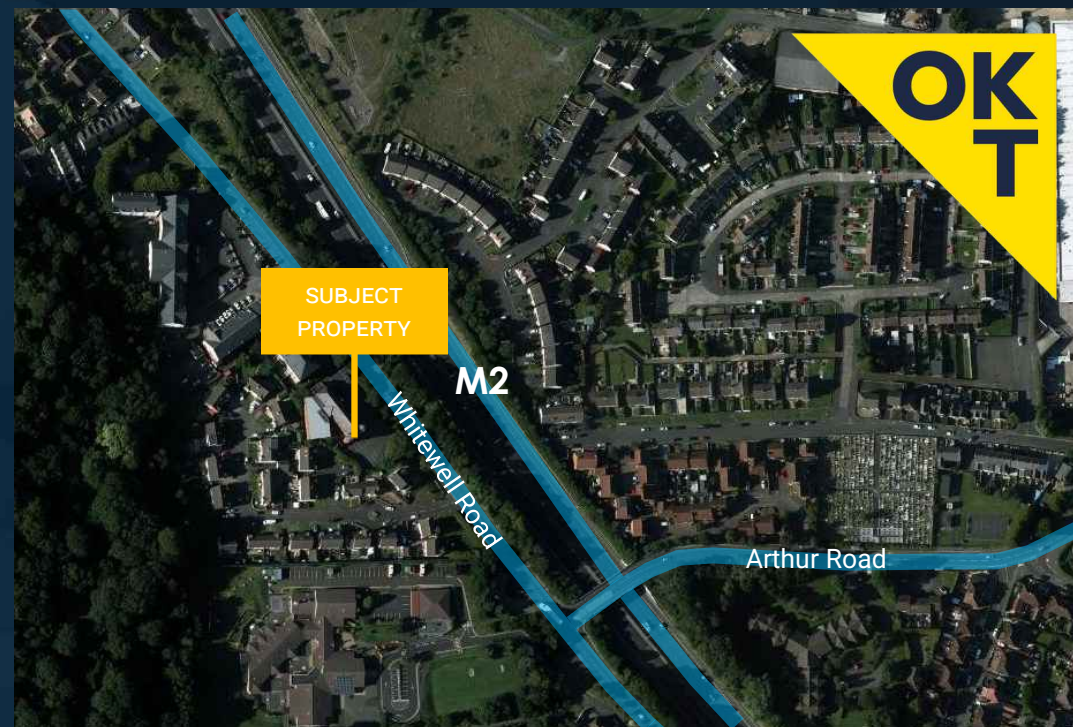
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	AVAILABILITY
Suite 1 (inc. 4 Parking spaces)	c. 102 sq m	1,100 sq ft	Available February / March 2025
Suite 3 (inc. 6 parking spaces)	c. 158 sq m	1,700 sq ft	LET
Suite 5 (inc. 7 parking spaces)	c. 181 sq m	1,952 sq ft	Available February / March 2025
Suite 6 (inc. 7 parking spaces)	c. 181 sq m	1,952 sq ft	Available February / March 2025

Customer Due Diligence:

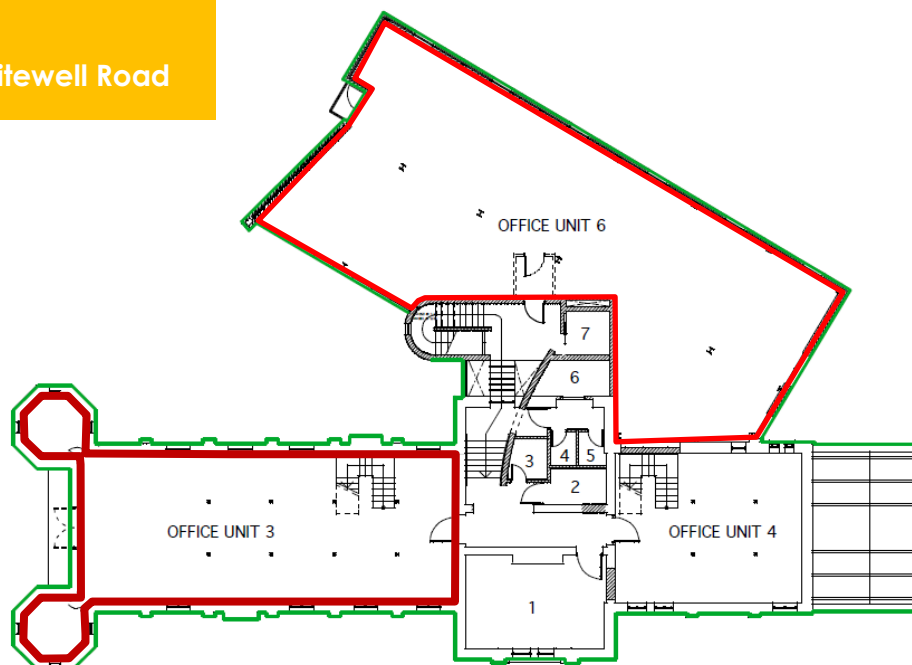
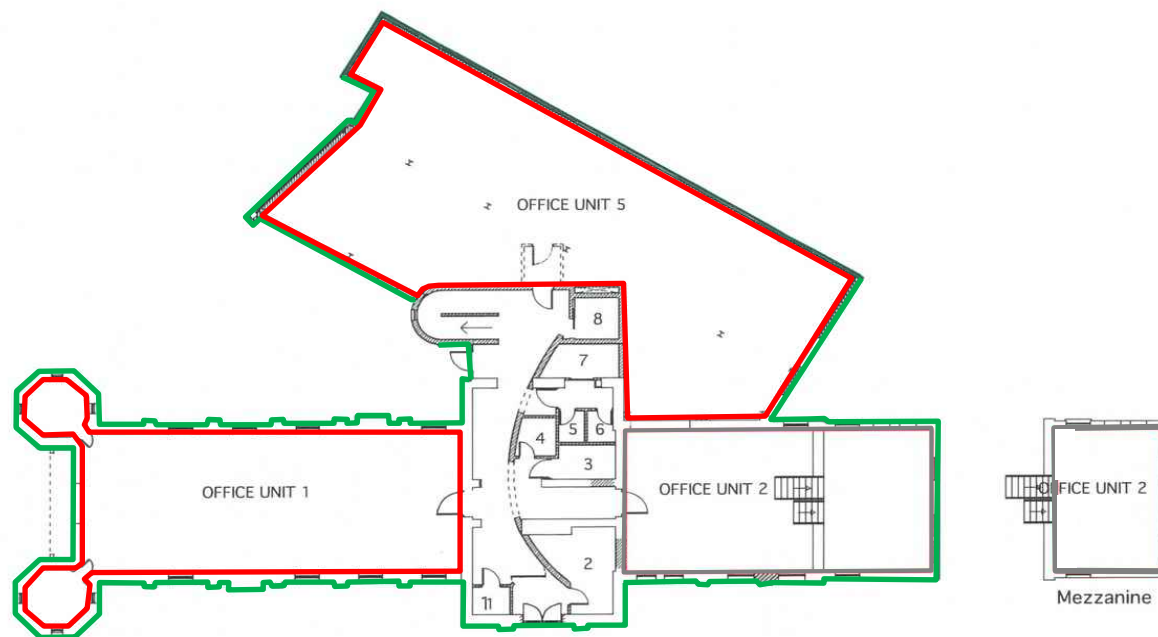
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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.

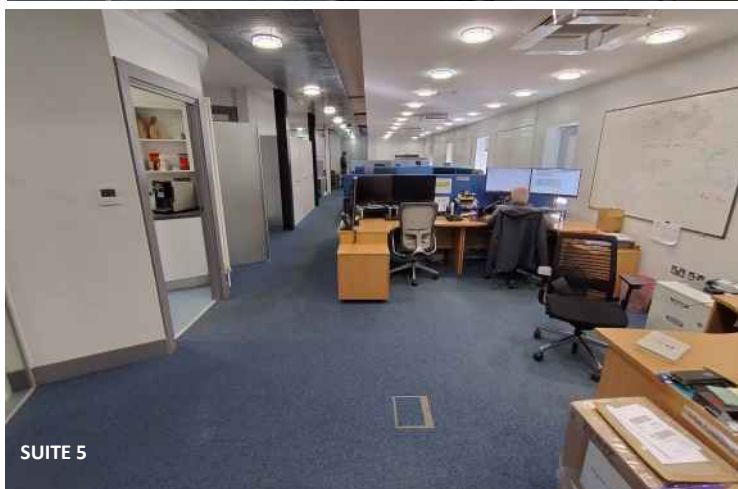
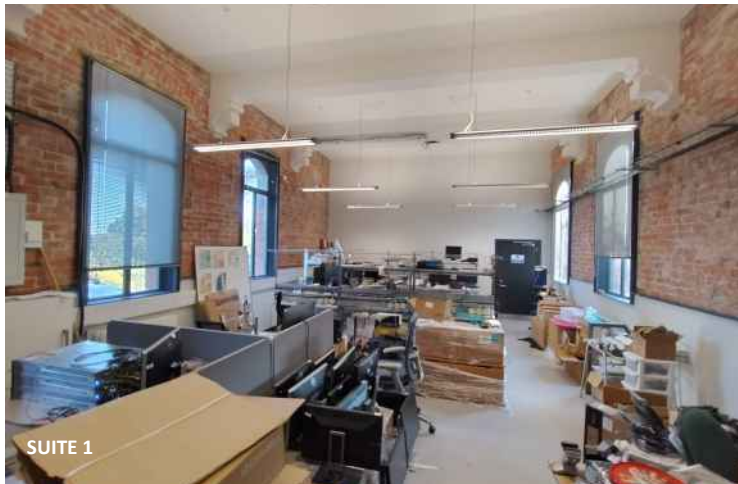
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Floor Plans

Old Throne Hospital, 244 Whitewell Road





LEASE DETAILS

RENT:	Suite 1: £14,500 per annum	Suite 3: LET
	Suite 5: £27,500 per annum	Suite 6: £27,500 per annum
TERM / RENT REVIEWS:	Negotiable, subject to 3 year minimum term. Upwards only rent reviews	
REPAIRS / INSURANCE:	Internal repairing basis and service charge liability in respect of the landlords costs in maintaining and repairing the exterior and common areas—Currently £3.06 psf.	
BUILDING INSURANCE:	Tenant shall be liable for a fair proportion of total buildings insurance premium	
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)

Suite 1 NAV: £8,950 (Est rates payable in accordance with LPS Website: £5,634.29)

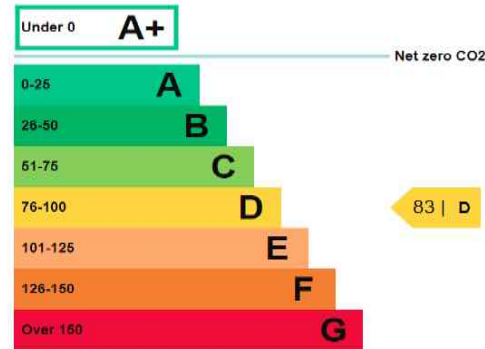
Suite 3 NAV: £11,000 (Est rates payable in accordance with LPS Website: £6,592.98)

Suite 5 NAV: £18,400 (Est rates payable in accordance with LPS Website: £11,028.26)

Suite 6 NAV: £18,400 (Est rates payable in accordance with LPS Website: £11,028.26)

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

This property's current energy rating is D.



SUITE 6



SUITE 6



SUITE 5



SUITE 6



SUITE 6



COMMON AREA

FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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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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