

**OK
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Suites 7 & 8, Alexander House, 17 Ormeau Ave, Belfast, BT2 8HD

Stunning Studio / Loft Style Office Suites of c. 1,800 sq ft and c. 2,500 sq ft

LOCATION

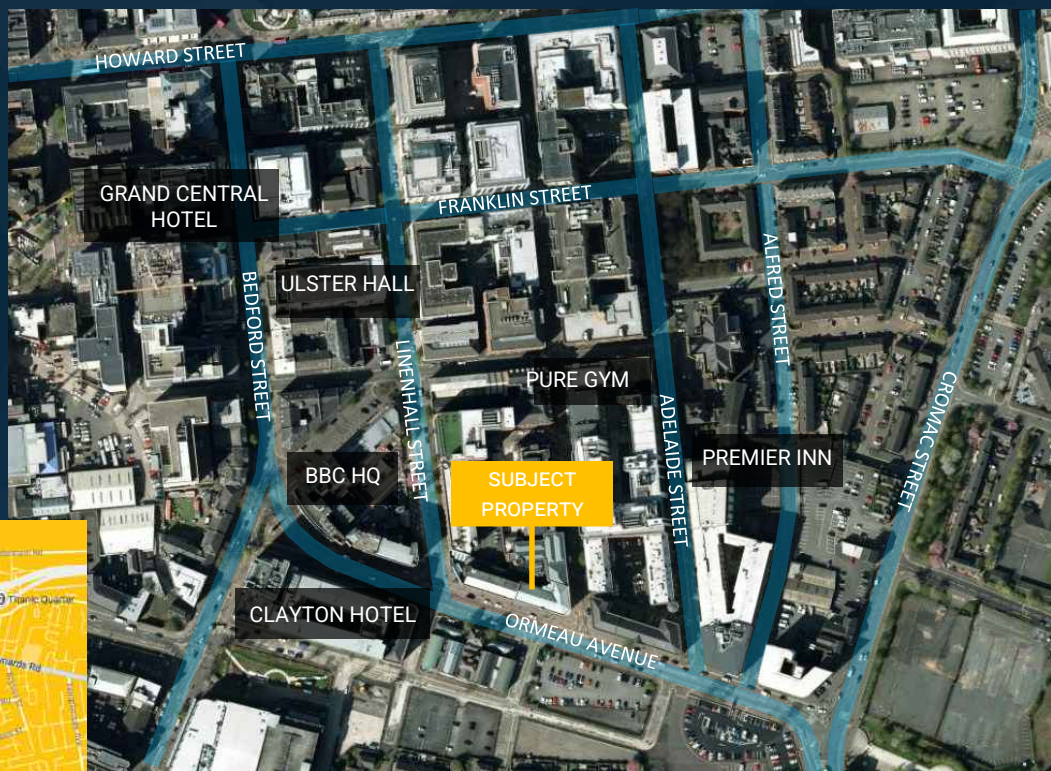
Alexander House occupies a prominent location at the junction of Ormeau Avenue and Adelaide Street, in the heart of Belfast's Central Business District.

Only minutes' walk from the City Centre, public transport links and contract parking available in the area in addition to on street metered parking for visiting clients.

DESCRIPTION

Stunning studio / loft style open plan office suites fitted to include raised access timber floors with 3 compartment trunking, original red brick walls, glazed meeting room, recessed spot lighting and feature cast iron columns together with gas fired heating and communal WCs and shower.

24/7 access with passenger lift.



ACCOMMODATION

DESCRIPTION

AREA (SQ M) AREA (SQ FT)

SUITE 7

Comprising open plan office, meeting room and private office with open plan kitchen

C. 160 sq m

1,800 sq ft

SUITE 8

Comprising reception area, open place office, 1 no. private meeting room and open plan kitchen

c. 232 sq m

2,500 sq ft



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



**C. 8 MINS
WALK TO CITY
CENTRE**



**C. 1.3 MILES
FROM M2
MOTORWAY**



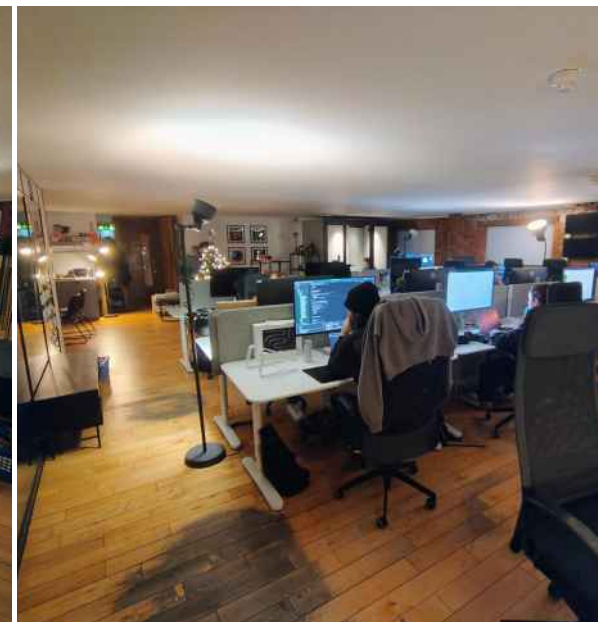
**C. 8 MINS
WALK TO BUS /
RAIL STATION**

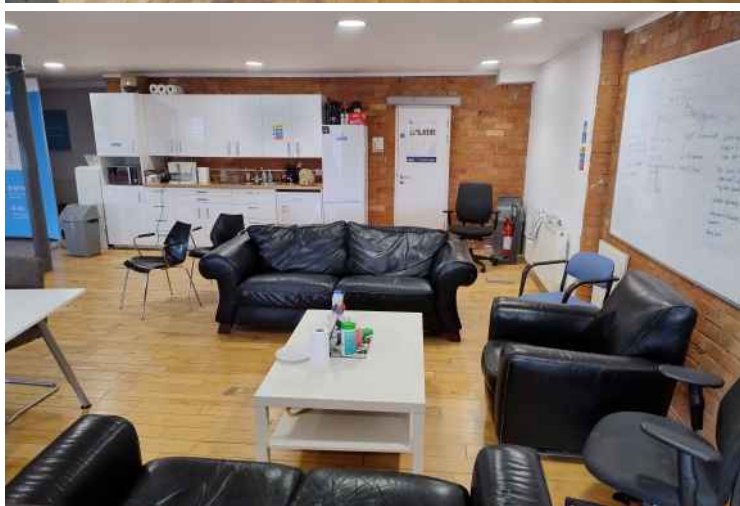
Customer Due Diligence:

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.

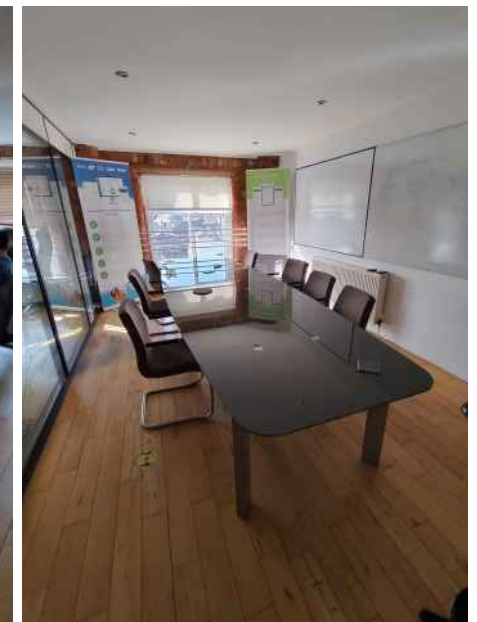


Suite 7, Alexander House





Suite 8, Alexander House



LEASE DETAILS

RENT: Suite 7: £30,500 per annum plus VAT
Suite 8: £42,500 per annum plus VAT

TERM: Negotiable

REPAIRS: Effective full repairing and insuring lease.

SERVICE CHARGE: Payable in respect of the costs of repair and maintenance of the common areas. Currently c. £3.40 psf.

AVAILABILITY: Suite 7 available March 2026. Suite 8 available immediately

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)

Suite 7: £14,400
Estimated Rates Payable in accordance with LPS: £11,315.

Suite 8: £28,000
Estimated Rates Payable in accordance with LPS: £16,782.14

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:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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