



TO LET/
FOR SALE

SUITE C, FIRST FLOOR, WINTER GARDENS, 34/36 ALFRED STREET, BT2 8EP
EXCELLENT FIRST FLOOR OFFICE SUITE C. 1,350 SQ FT.

Lisney

Features

- Modern, furnished office suite c. 1,350 sq. ft.
- Excellent city centre location in close proximity to the City Hall.
- Excellent transport networks nearby.
- Contract and On Street Parking available.

Location

The subject suite is situated on the first floor and fronts Alfred Street, located in close proximity to the City Hall within a prime city centre office location.

The suite benefits from excellent transport links nearby including Lanyon Place train station, Belfast Glider Rapid Transport System and Europa Buscentre. In addition to this there are strong surrounding road networks such as the M1, M3 and the Ormeau Road.

Occupiers in the vicinity include; Liberty International, Goldblatt McGuigan Accountants, Wilson Nesbitt Solicitors, Mooney Matthews Solicitors, Crawford Bannon Solicitors, Zen restaurant, PureGym and directly opposite, the Premier Inn Hotel.



Description

The office is situated in a modern mixed use development comprising office accommodation on the ground and first floors, with apartments to the upper floors which benefit from separate access also fronting onto Alfred Street.

Internally, the suite is finished to a high standard to include;

- Suspended ceilings
- Recessed lighting
- Plastered and painted walls
- Carpeted floors
- Perimeter trunking
- Gas heating

The internal sub-division comprises an open plan main office area, board room, open kitchen area and two individual offices. The property also benefits from disabled lift access to the first floor and communal toilets.

Accommodation

Approximately 1,350 Sq.Ft.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.



Rent

Rent on Application.

Term

A new Lease on Full Repairing and Insuring terms to incorporate Service Charges is available.

Sale Price

Price on application.

Title

We understand the property is held by way of a long leasehold interest.

Stamp Duty

This will be the responsibility of the purchaser.

Rates

NAV – £14,700

Rate Pounding 22/23 – 0.551045

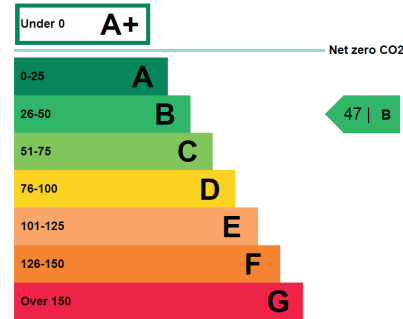
Rates Payable 22/23 – £8,100 approximately.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The property has an Energy Efficiency rating of B47. The full Certificate can be made available upon request.



Contact

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Further information is available at www.Lisney.com

