

**TO LET**

**3rd Floor, Grove House, 145-149 Donegall Pass, Belfast, BT7 1DT**

**GRADE A OFFICE SUITE OF 2,900 SQ FT WITH EXCEPTIONAL CITY VIEWS**

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Third floor suite with unobstructed views over Belfast

Circa 2,900 sq ft

Modern open plan office space

Ready for immediate occupation

Less than a 10 minute walk from the City Centre

### LOCATION

Grove House is located on Donegall Pass, just 90 metres from the Ormeau Road and 500 metres from Shaftesbury Square.

The Gasworks Office Park is less than 100 metres from the subject property and is home to businesses including Fintru, Sensoteq, Herbert Smith Freehills and multiple government bodies.

The area benefits from several nearby bus services, with Lanyon Place Station and Great Victoria Street Station within a 10-15minute walk.

The property is less than a 10 minute walk into the City Centre where there are a plethora of shops, restaurants, bars and coffee shops.



## DESCRIPTION

Grove House is a modern four storey office building with a welcoming entrance directly off Donegall Pass, leading into a lobby with a passenger lift, bathrooms and stairwell.

The subject property comprises a Grade A, modern office suite of circa 2,900 sq. ft on the third floor of Grove House.

The suite benefits from an abundance of natural light, with large windows on three elevations, providing excellent views across North, West and South Belfast.

The office accommodation is arranged around a central core comprising of a passenger lift, bathrooms and staircase of common facilities.

The property was recently refurbished and is currently laid out as an open plan 'U' shaped office suite with a new kitchenette in the rear corner. Given the open plan layout, the suite could be easily subdivided to provide private offices and boardrooms if required,

The property is fitted out with the following:

- Air conditioning
- Raised access floors
- Suspended ceilings with recessed fluorescent lighting.
- Carpet tiled floor
- Plastered & painted walls
- Opening windows on three elevations

## ACCOMMODATION

The suite measures approximately 2,900 sq ft (269.42 sq m).



### **REPAIRS & INSURANCE**

The space will be let on full repairing and insuring terms by way of service charge recovery.

### **RENT**

£13.50 per square foot.

### **TERM**

Negotiable.



### **BUILDING INSURANCE**

The tenant is to reimburse the landlord in respect of the building insurance premium.

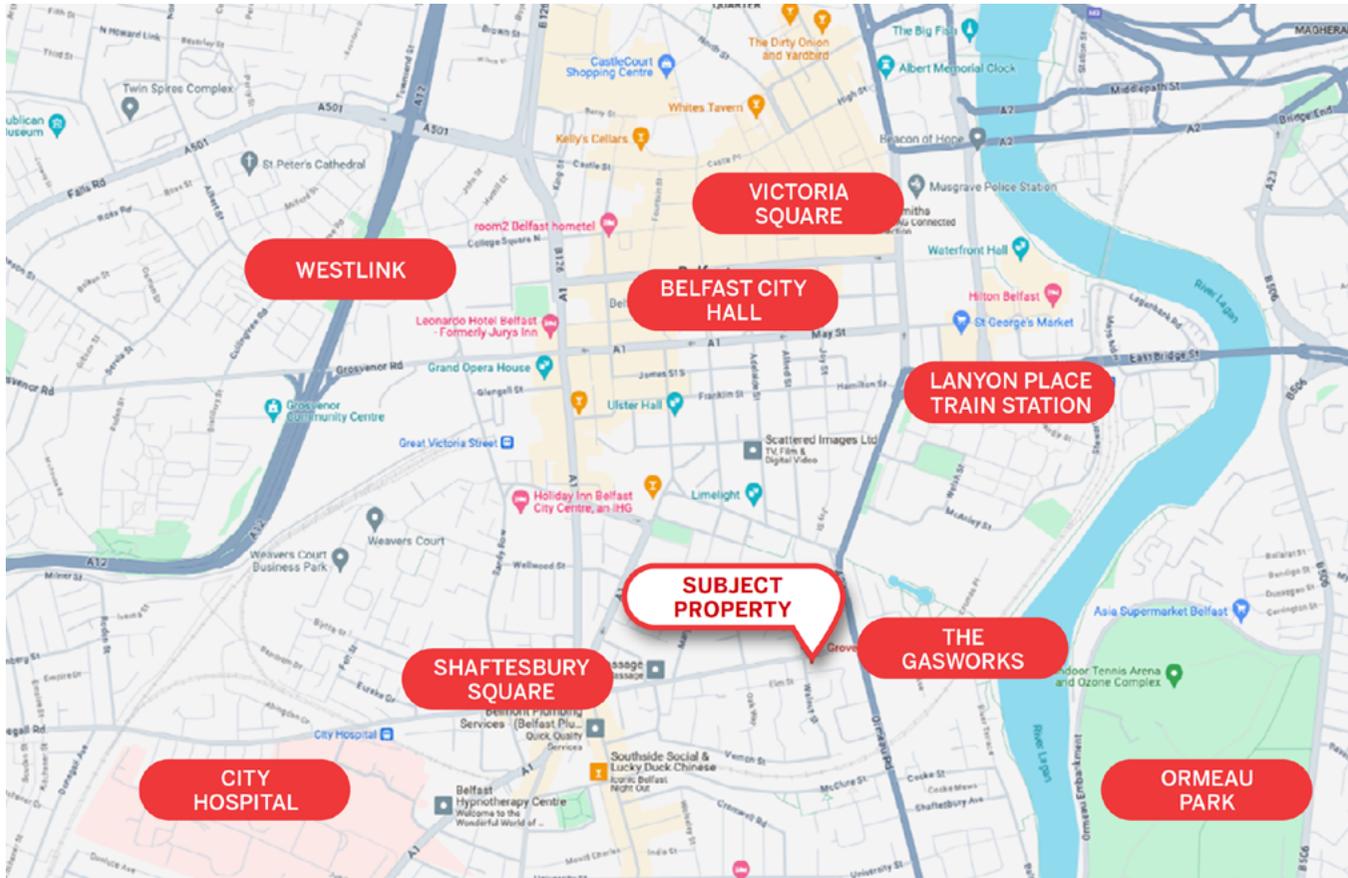
### **SERVICE CHARGE**

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.

This is currently TBC for the 2023/2024 Service Charge Year.



## LOCATION



## RATES

NAV £27,200

Rate in the £ £0.599362

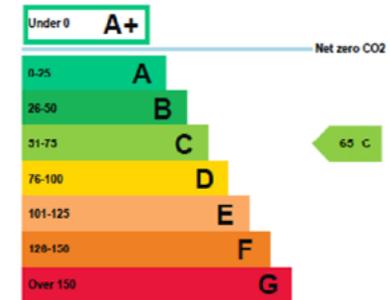
Rates payable 2024/2025 £16,303

## VAT

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

## EPC

The property has an Energy Efficiency rating of C65. The full Certificate can be made available upon request.



## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

# Lisney

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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