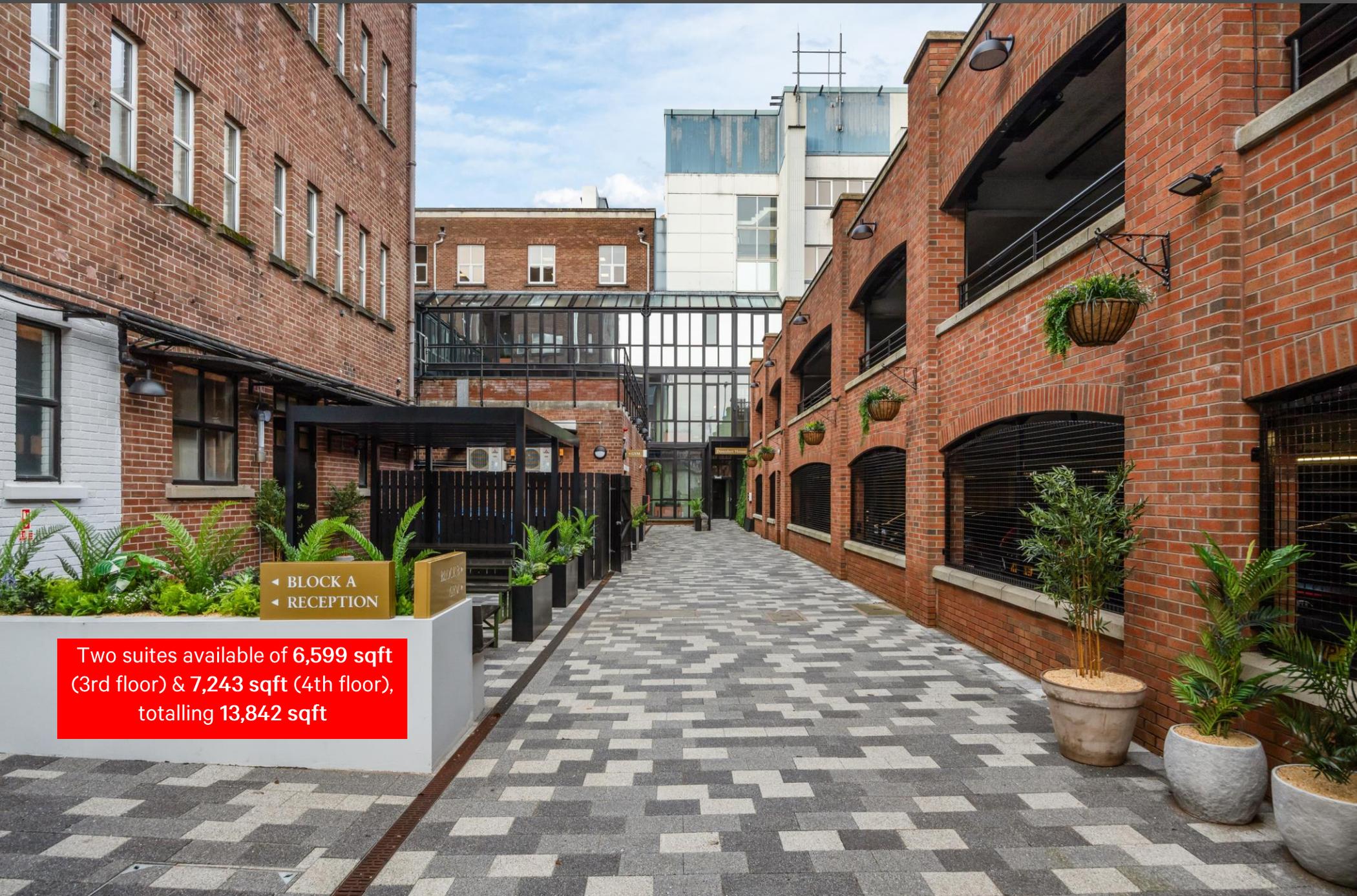


# REFURBISHED OFFICE SUITES TO LET



**CBRE NI**  
PART OF THE AFFILIATE NETWORK

BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB



◀ BLOCK A  
◀ RECEPTION

Two suites available of 6,599 sqft  
(3rd floor) & 7,243 sqft (4th floor),  
totalling 13,842 sqft

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## Key Benefits

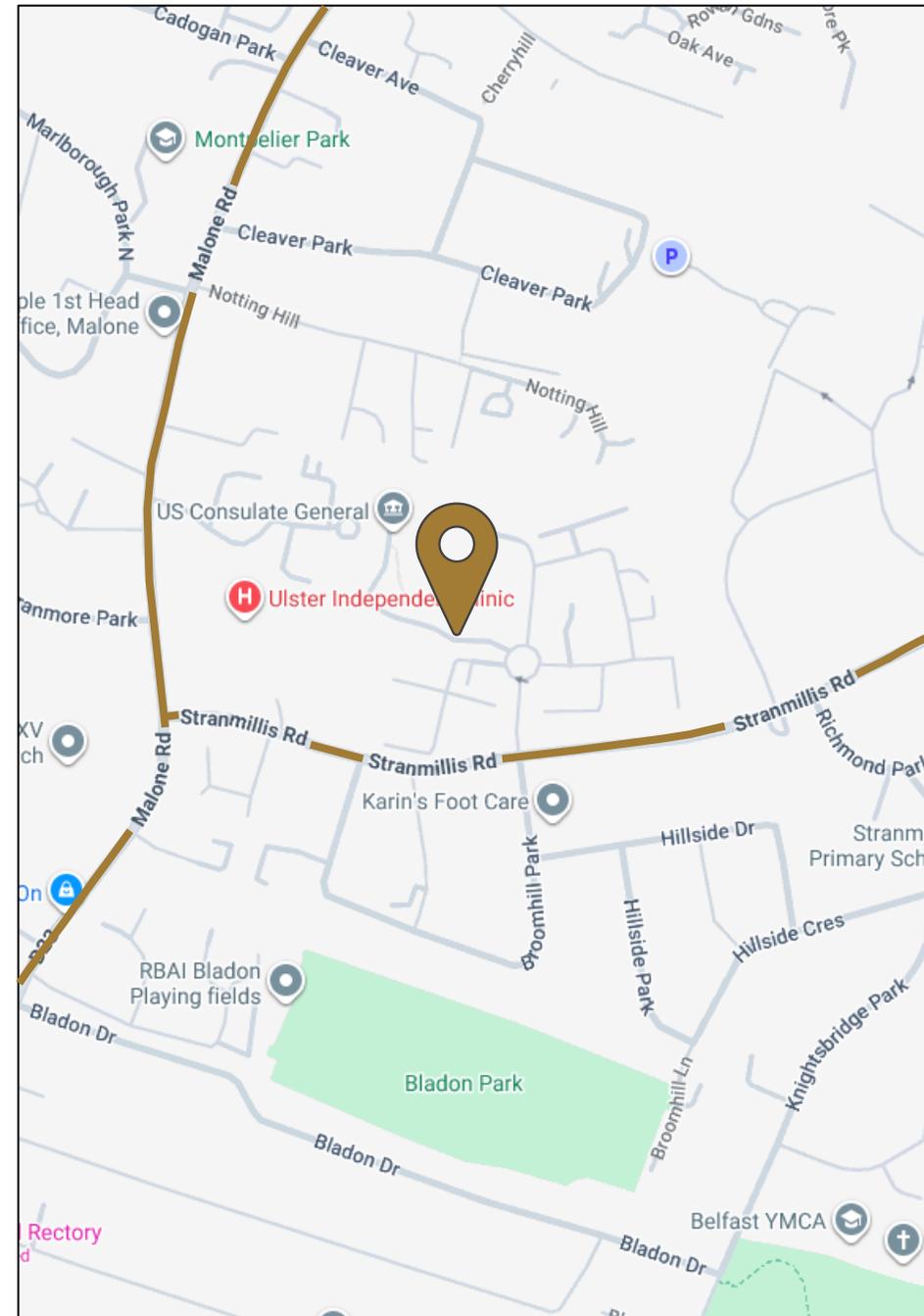
- Fully refurbished 3<sup>rd</sup> & 4<sup>th</sup> floor office accommodation (to be air-conditioned upon fit-out)
- Two suites available of 6,599 sqft (3<sup>rd</sup> floor) and 7,243 sqft (4<sup>th</sup> floor)
- Flexible open-plan workspace, rectangular in shape with excellent natural light
- High-quality manned communal reception and breakout spaces
- On-site café / barista bar amenity with informal seating
- Dedicated on-site gym and wellness facilities
- Feature internal courtyard and modern landscaped external areas
- Passenger lift access and upgraded common areas
- Dedicated car parking spaces can be made available upon lease agreement

## Location

The property is located at the upper-end of Stranmillis Road, in close proximity to its junction with the Malone Road, a well-established and highly accessible route, connecting South Belfast with the city centre, which is just 2.5 miles away.

The location also provides strong connectivity to the wider arterial road network, supported by frequent bus services operating along Stranmillis Road and the Malone Road.

A broad range of cafés, restaurants and amenities exist within the vicinity, and the nearby Queen's University and Botanic districts, alongside convenient access to Belfast's key business, leisure and residential areas make it an attractive and well-connected office location.



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## Description

Originally constructed in c.1959, the building has since been comprehensively upgraded to provide modern, high-quality office accommodation arranged around a central circulation and service core, which incorporates the main reception, entrance foyer and passenger lift. The available 3rd and 4th floor accommodation provides fully refurbished open-plan office space within a professionally managed and well-established office building.

Offices are finished to a modern specification, incorporating suspended ceilings, LED lighting and double-glazed UPVC windows. Occupiers benefit from access to an impressive double-height communal reception, contemporary breakout and collaboration areas, and a range of high-quality on-site amenities including a fully equipped gym and a café with barista service. The building is further enhanced by an attractive internal courtyard and landscaped external spaces, creating a modern and occupier-focused working environment. To the rear of the main building is a purpose-built security controlled multistorey car park which can provide additional parking spaces. Dedicated surface carparking is also located adjacent to the access-controlled private entrance of the property for the exclusive use of the prospected tenants

The accommodation is well suited to a range of office occupiers seeking flexible, efficient and amenity-rich workspace in a well-connected South Belfast location.

## Accommodation

Floor	Sq Ft	Sq M
Third	6,599	613
Fourth	7,243	673

## Rateable Value

The property's rateable value is yet to be assessed by the Land and Property Services, therefore the estimated rates payable are to be confirmed.

## Tenure

Rent	£24 psf per annum, exclusive
Term	By negotiation, subject to periodic rent review(s)*
Repairs/Insurance	Effective full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.
VAT	All prices are quoted exclusive of VAT, which may be payable

## AML

CBRE NI & Lisney are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks.

## EPC

The building has been rated as B-32 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



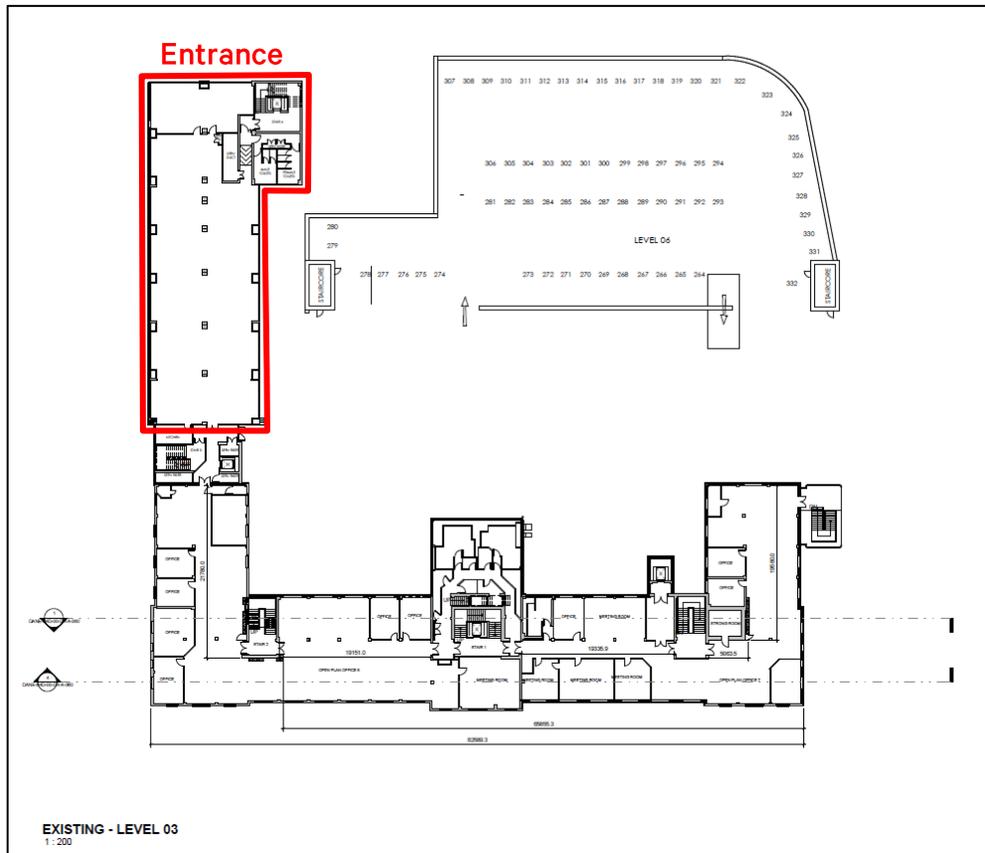
# REFURBISHED OFFICE SUITES TO LET



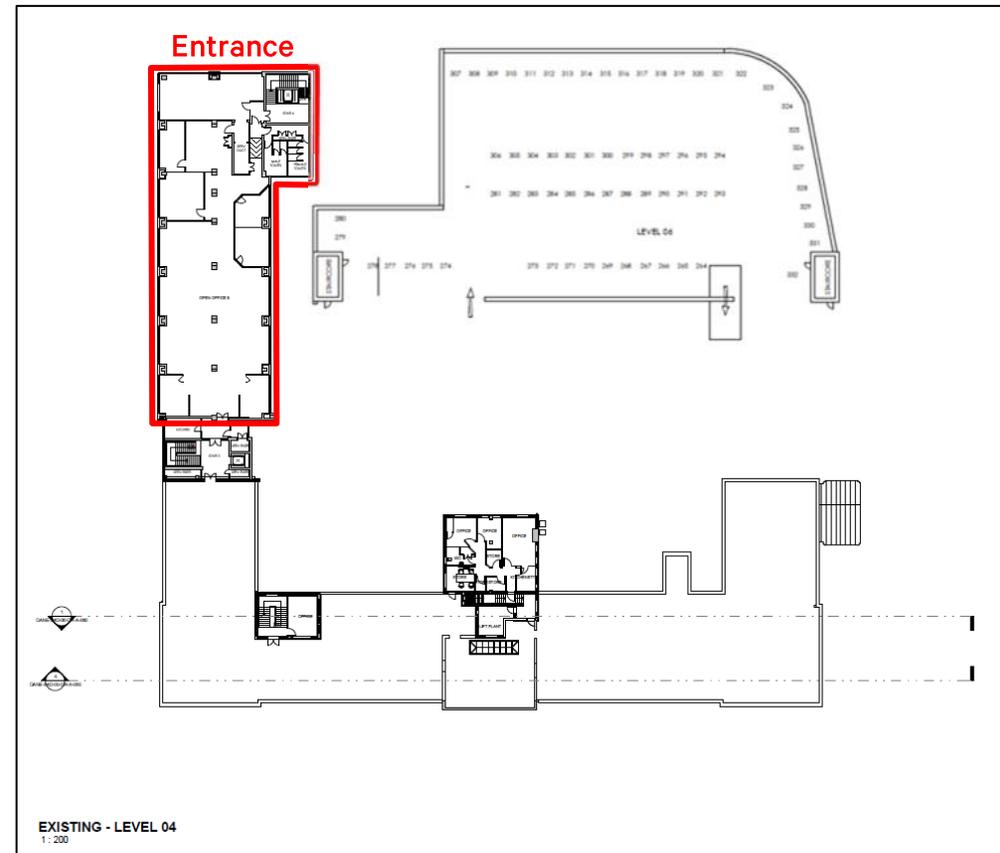
BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB

## Floor Plans

### 3<sup>rd</sup> Floor:



### 4<sup>th</sup> Floor:



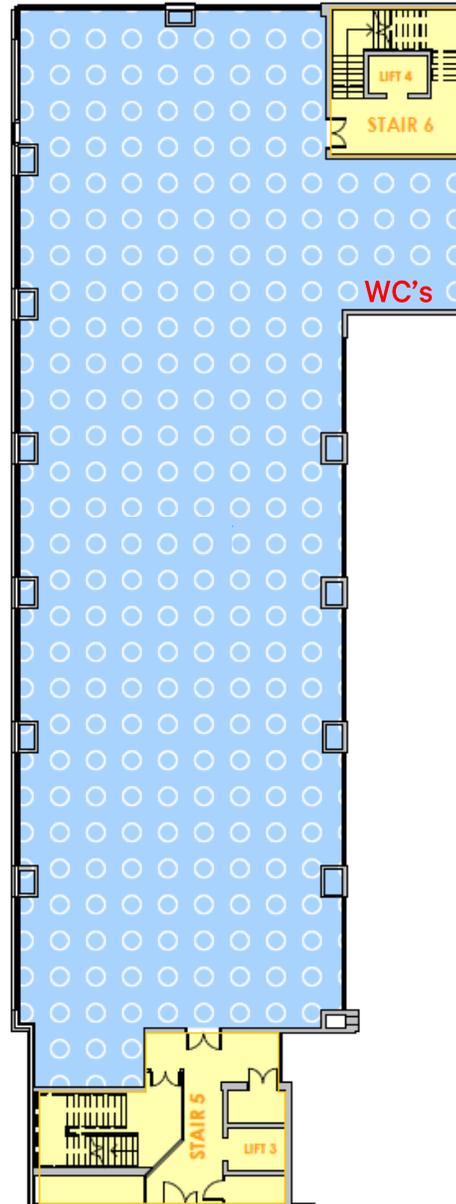
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## *Floor Plans*



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## Photos

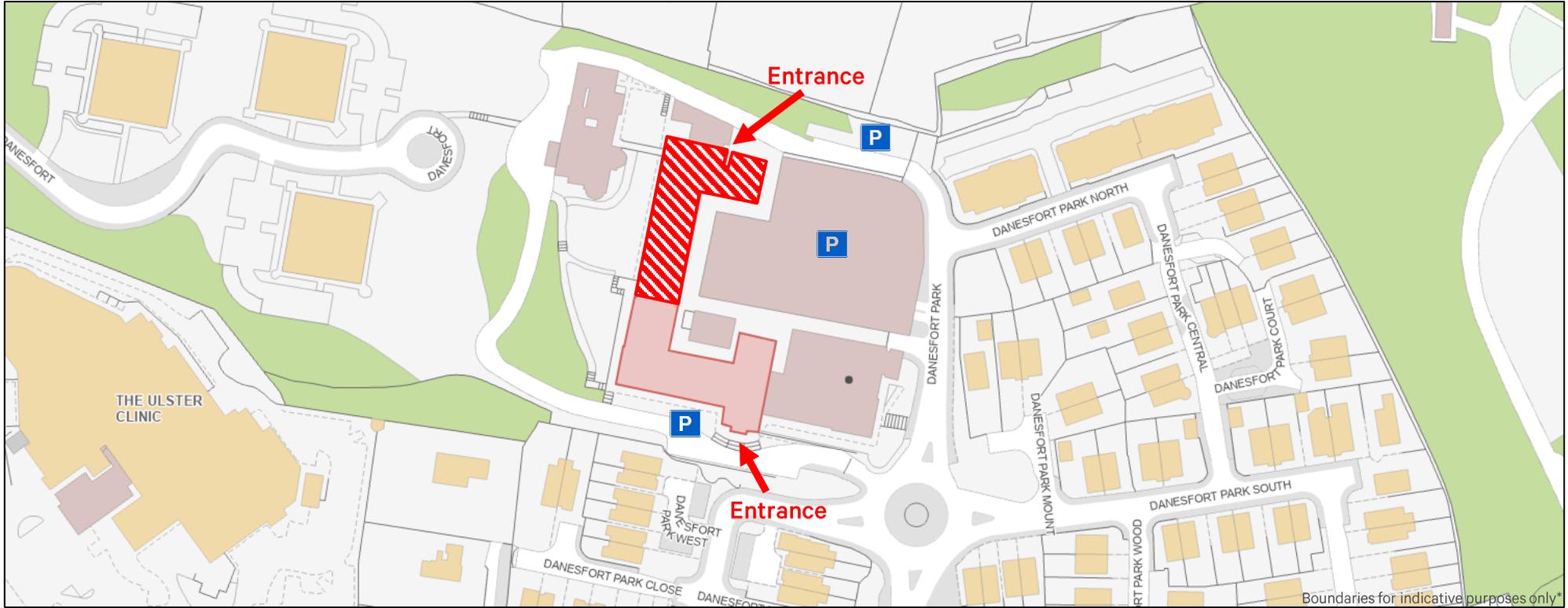


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