

FOR SALE / TO LET

Spacious Offices

1 Rossmore Avenue, Ormeau Road, Belfast BT7 3HB



Situated in a highly visual location at the junction of Ormeau Road, these offices have been extended and upgraded to provide some 2,520 sq.ft. of accommodation on three floors.

The property includes gas fired central heating and some large open plan offices ideal for use as training rooms. Whilst no car parking is included there is plentiful on street parking nearby.

SIZE

Ground Floor	Reception and Office	449 sq.ft.	(41.7 sq.m.)
	Office/Staff Room	202 sq.ft.	(25.6 sq.m.)
	Kitchen	146 sq.ft.	(13.6 sq.m.)
First Floor	Offices	895 sq.ft.	(83.2 sq.m.)
Second Floor	Offices	827 sq.ft.	(76.9 sq.m.)



PRICE Offers in the region of £275,000

RENT Offers in the region of £22,500 per annum

VAT May be applicable to the above

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

LEASE	By negotiation subject to minimum of 5 years	
RATES	NAV	£18,000
	Rates payable 2016/2017	£10,486.82
OTHER	Tenant to be responsible for repair and for reimbursement to Landlord of costs of Buildings Insurance.	
EPC	C-58	
VIEWING	Strictly by appointment with Sole Agents 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

58

This is how energy efficient the building is.

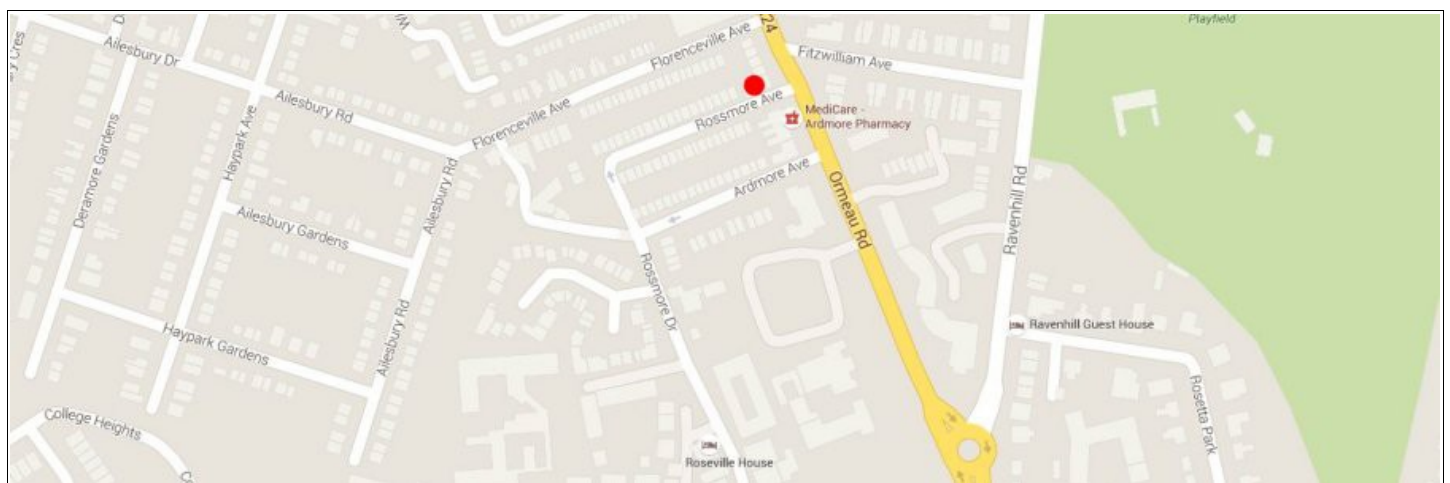
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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