

TO LET

**Ground Floor Office Suite
340 Ravenhill Road, Belfast BT6 8GL**



Situated fronting this main arterial road, this suite of offices provides an excellent working environment for a growing business.

The accommodation includes some 1,070 sq.ft. of open plan office accommodation with a delightful conservatory leading to a small rear garden.

SIZE

Ground Floor	Open Plan Offices	1,071 sq.ft.	(99.5 sq.m.)
	Kitchen	54 sq.ft.	(5.0 sq.m.)
	Conservatory	65 sq.ft.	(6.0 sq.m.)
	Separate W.C.		

Outside Enclosed rear garden; limited car parking to front

RENT Offers in the region of £12,000 per annum

VAT We are advised that VAT is not applicable to the above

LEASE 5 years

RATES	NAV	£8,850
	Rates payable 2018/2019	£5,334.81



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

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Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
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 TRC 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.



REPAIRS	Tenant responsible for interior repair and decoration
SERVICE CHARGE	Tenant responsible for proportionate cost of exterior maintenance, buildings insurance etc.
EPC	C-71
VIEWING	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

71

This is how energy efficient the building is.

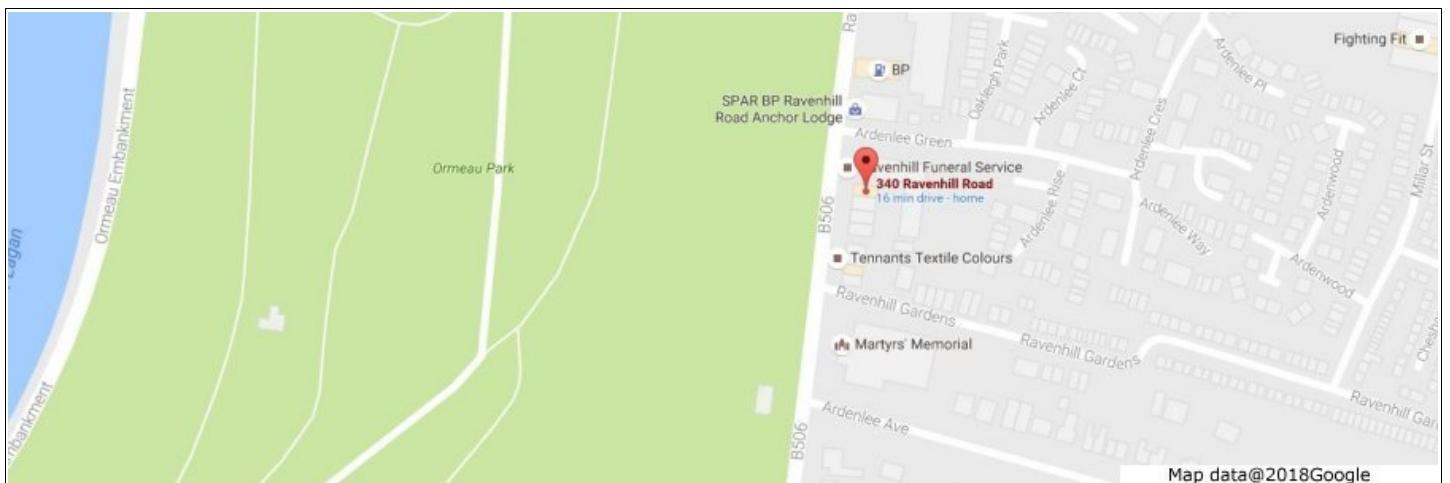
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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