

# TO LET

First Floor Office Suite c.1,690 sq.ft. (157 sq.m.)

Unit 1 Ravenhill Business Park, Ravenhill Road, Belfast BT6 8AW



### Location

This is a prominent office building within the thriving Ravenhill Business Park in South East Belfast. The Ravenhill Road is a main arterial route in East Belfast which provides easy access to key infrastructure links - M3 flyover, M2 Motorway to the north, Sydenham By-Pass to the east and the Ormeau Embankment to the south. Neighbouring occupiers include Beck & Scott, Screwfix, City Vets and Belfast Building and Heating Services.

### Description

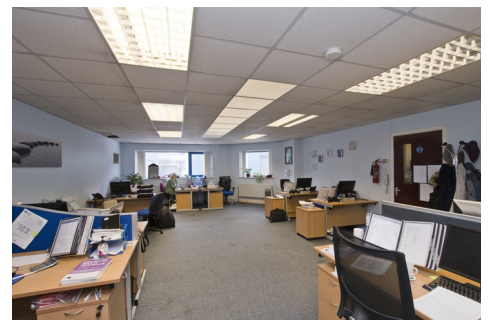
First floor office units arranged as individual offices which are fully fitted to include plastered and painted walls, suspended ceilings, fluorescent strip lighting and carpet covering (can be rented individually or as one suite).

### ACCOMMODATION

First Floor	Office 1	c.500 sq.ft.	(46.45 sq.m.)
	Office 2	c.132 sq.ft.	(12.26 sq.m.)
	Office 3	c.96 sq.ft.	(8.9 sq.m.)
	Office 4	c.189 sq.ft.	(17.56 sq.m.)
	Office 5&6	c.773 sq.ft.	(71.81 sq.m.)

plus car parking spaces to the rear of the building.

**Total Accommodation c. 1,690 sq.ft. (157 sq.m.)**



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

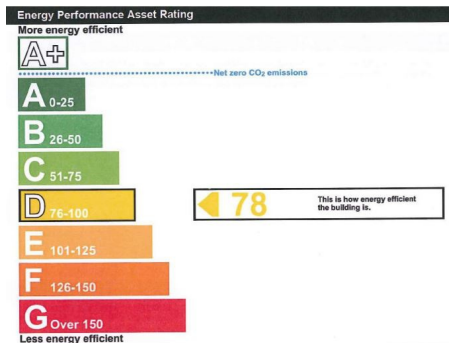
**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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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.



### LEASE DETAILS

<b>RENT</b>	<b>P.O.A.</b>
<b>TERM</b>	Minimum 1 year
<b>REPAIRS</b>	Full Internal Repairing and Insuring Basis
<b>SERVICE CHARGE</b>	Tenant is responsible for a fair proportion of the cost incurred in respect of providing building insurance, electricity, heating and management fees, and maintenance of common areas.
<b>RATES</b>	The office units are individually assessed. Further details on request.
<b>VAT</b>	All prices and rentals are quoted exclusive of VAT, which may be chargeable
<b>EPC</b>	D-78
<b>VIEWING</b>	By appointment with Agent 028 9042 4747
<b>JOINT AGENT</b>	Andrew Agnew McConnell Chartered Surveyors 028 9020 5900



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