

TO LET

Office Suites c.426 sq.ft. (39.6 sq.m.)

Beck and Scott Building

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, CityVets and Belfast Building and Heating Services.

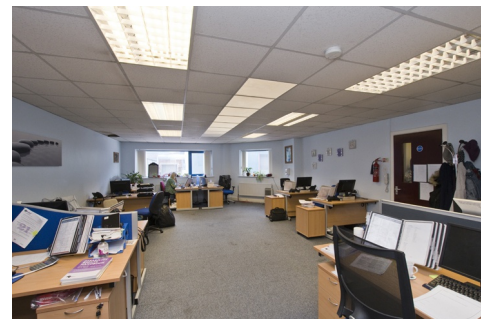
Description

Office units arranged as individual offices which are fully fitted to include plastered and painted walls, suspended ceilings, fluorescent strip lighting and carpet covering.

ACCOMMODATION

Ground Floor	Office 1	c.295 sq.ft.	(27.3 sq.m.)
First Floor	Office 2	c.132 sq.ft.	(12.3 sq.m.)

plus car parking spaces to the rear of the building.



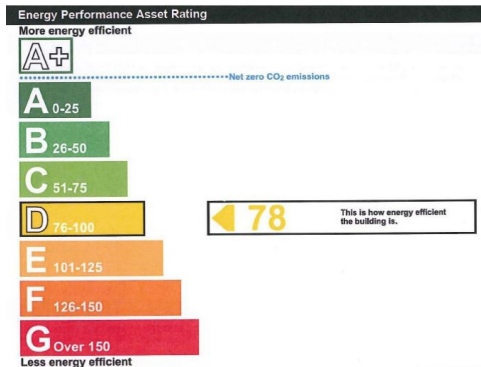
Total Accommodation c. 426 sq.ft. (39.6 sq.m.)

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

RENT	P.O.A.
TERM	Minimum 1 year
REPAIRS	Full Internal Repairing and Insuring Basis
SERVICE CHARGE	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.
RATES	The office units are individually assessed. Further details on request.
VAT	All prices and rentals are quoted exclusive of VAT, which may be chargeable
EPC	D-78
VIEWING	By appointment with Agent 028 9042 4747



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