

TO LET

“LOFT”

High Quality Serviced Office Suites – various sizes available
79 Rosetta Road, Belfast BT6 0LR



LOCATION

The property is situated in the heart of the Rosetta area of South East Belfast, a popular residential and business destination. There are several prominent office and professional users in the vicinity. Neighbouring occupiers include Ians Home Bakery, Tesco Express & CO-OP. Other occupiers in the block include Key One Estate Agents, Macintyre Fairweather and Winemark.

DESCRIPTION

These are excellent co-working serviced office suites offering flexible accommodation in South East Belfast and close to city centre with excellent transport links to road network. Individual suites on offer for one, two or three plus people or in combination.

These smart offices are well finished to include plastered and painted walls, carpeted and laminate floors, individually controlled radiators and surface mounted spot lighting. There is a large communal kitchen plus separate male / female WCs.

The suites are located over the first floor, with an excellent communal reception area / meeting and social space for use by all.



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

ACCOMMODATION

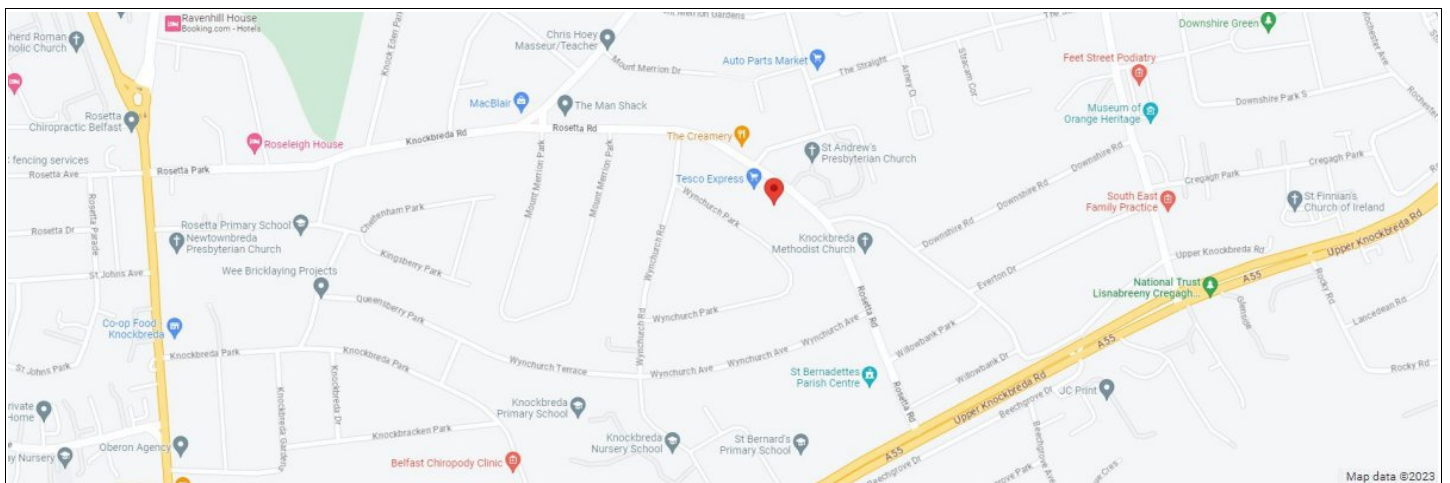
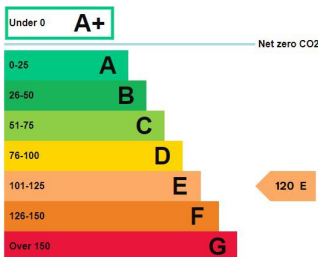
Office 1		Let.
Office 2	2 plus	Let.
Office 3	3/4	Let.
Office 4		Let.
Office 5	1/2	Let.
Office 6		Let.

Prices starting from £495 per month and negotiable dependant on number of occupants and contract length.

PRICING

All rental figure are inclusive of rent, rates, heating, lighting, smart telephone with dedicated landline number, secure WiFi access point, building insurance proportion, cleaning of communal areas, weekly office cleaning and bin emptying, access to 24/7 communal CCTV system and maintenance.

- TERM** Minimum term of one year.
- DEPOSIT** 2 months rent paid in advance plus one month deposit.
- EPC** E-120
- VAT** VAT may be chargeable on the rent and outgoings.
- VIEWING** By appointment with Sole Agent 02891 313830
- NB** No telephone / reception service is provided so this should not be regarded as fully serviced.



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