

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

JEREMY CAIRNS BSc MRICS RONAN CAMPBELL BSc (Hons) MRICS

Associate AINE LAVERY BSc (Hons) MRICS

TO LET

First Floor Fully Serviced Office Suite
Plus 3 car parking spaces

75b SYDENHAM ROAD, BELFAST, BT3 9DJ



3rd FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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LOCATION

The subject property is located on Sydenham Road facing Belfast's urban regeneration project, The Titanic Quarter. This property has immediate access to Sydenham Bypass, one of Northern Ireland's main arterial routes linking the M1 and M2 to the wider Province.

DESCRIPTION

The subject office suite is located on the first floor of the property and is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, floor boxes and carpet covered floors. The office suite provides 1 large open plan office with 3 sub divided offices to the right hand side.

ACCOMMODATION

First Floor Office	777 sq ft	72.198 sq m
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TENANCY DETAILS

Rent: £11,500 per annum exclusive

Services included Water, electricity, insurance, at a cost of £150 per month.

Term: Flexible

RATES

Rates payable are approximately £4,750 per annum.

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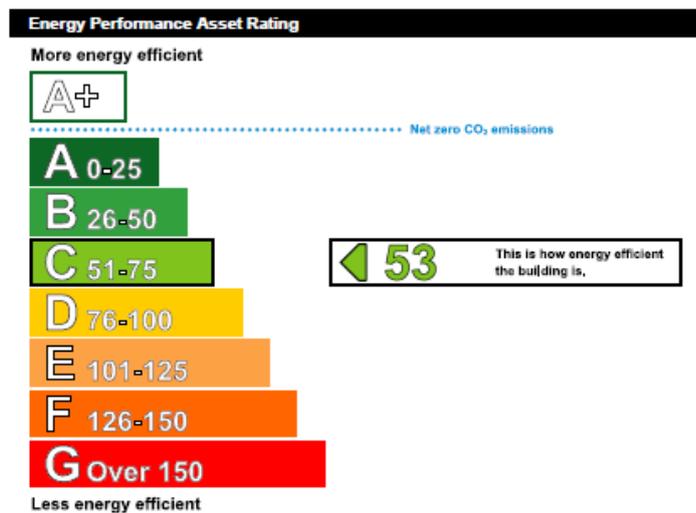
VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

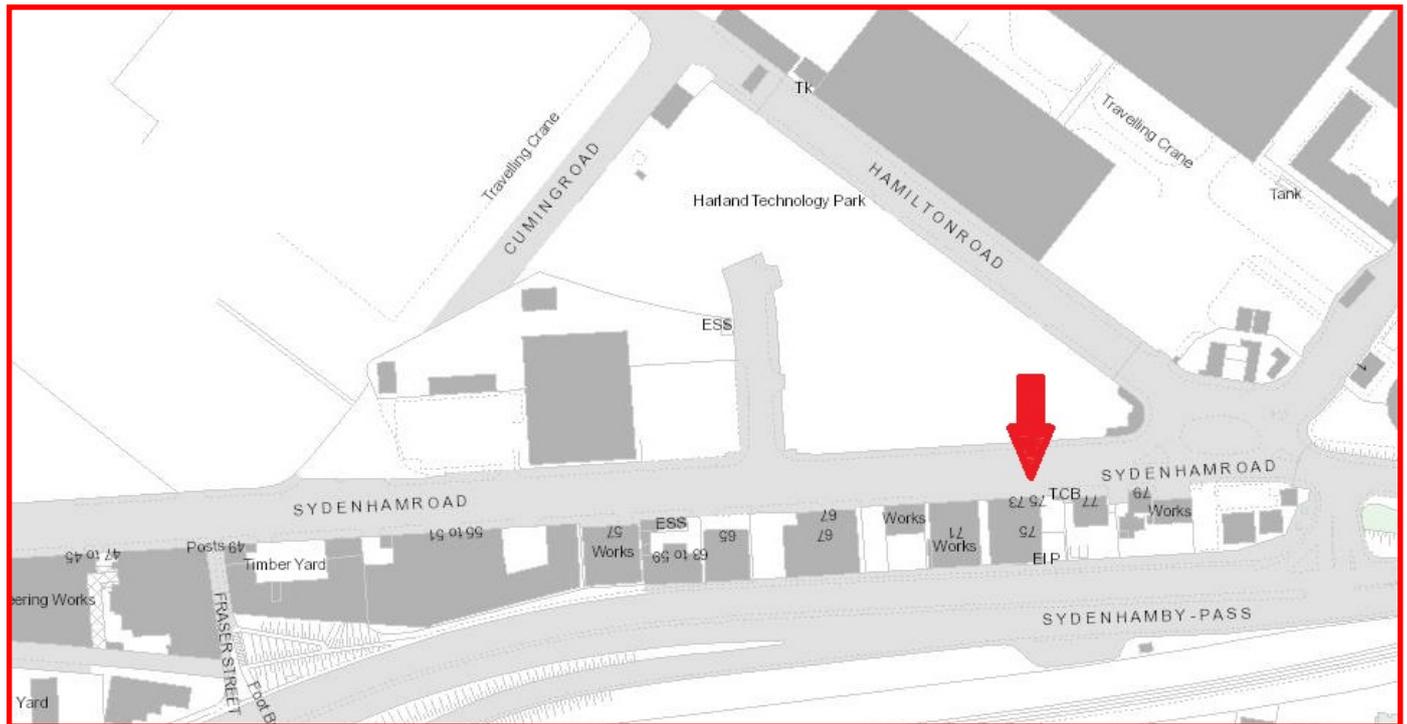
VAT

No VAT is chargeable on the figures provided.

ENERGY PERFORMANCE CERTIFICATE



LOCATION MAP



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