

TO LET

OFFICE/STUDIO/SHOWROOM
APPROX. 1,395 SQ FT



**1ST & 2ND FLOOR,
1A MADISON AVENUE EAST,
BELFAST**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

The subject property has an entrance just off Hollywood Road, Belfast on Madison Avenue East. The Hollywood Road is one of Belfast's main arterial routes approximately 3 miles east of Belfast City Centre. It is an area of mixed commercial, retail and residential uses, benefitting from excellent public transport links with high levels of both pedestrian and vehicular traffic.

DESCRIPTION

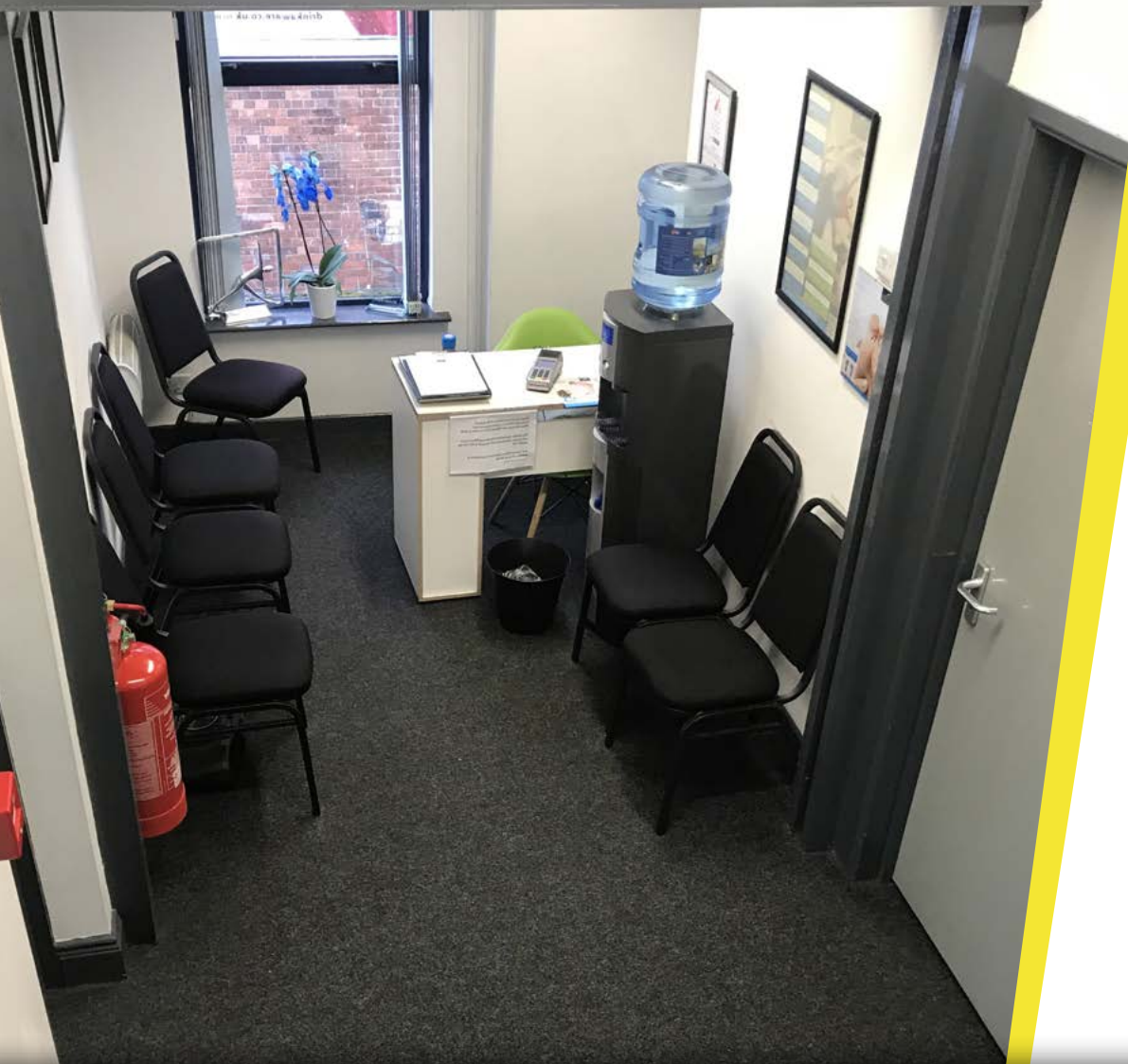
The accommodation is arranged over two upper floors with ground floor access from Madison Avenue East. Both first and second floors offer bright, airy and well-proportioned space suitable for offices, studios or showrooms.

The first floor offers 4 small rooms and one larger open plan space, WC facilities and a kitchen. The second floor consists of one large open plan room. The property has been finished to include plastered and painted walls and ceilings, strip fluorescent lighting, perimeter trunking and double glazing.

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ACCOMMODATION

The property comprises first and second floor accommodation with ground floor access:

First Floor	960 sq ft	89.19 sq m
WC Facilities		
Second Floor	435 sq ft 4	0.41 sq m
Total	1,395 sq ft	129.6 sq m

NAV

We have been advised by the Land and Property Service that the NAV for the two floors are as follows:

Rates Payable		
First Floor	£4,300	£2640.78
Second Floor	£1,800	£1105.44

This property may be eligible for Small Business Rate Relief of up to 20%

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LEASE DETAILS

Term:

5 years

Rent:

£12,500 per annum

Repairs:

Tenant is to be responsible for internal repairs.

Insurance:

Tenant to reimburse the landlord with a fair proportion of the cost of the buildings insurance approx. 60%

Service Charge:

Tenants responsible for a fair proportion of the cost of the exterior repair and repainting approx. 60%



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EPC

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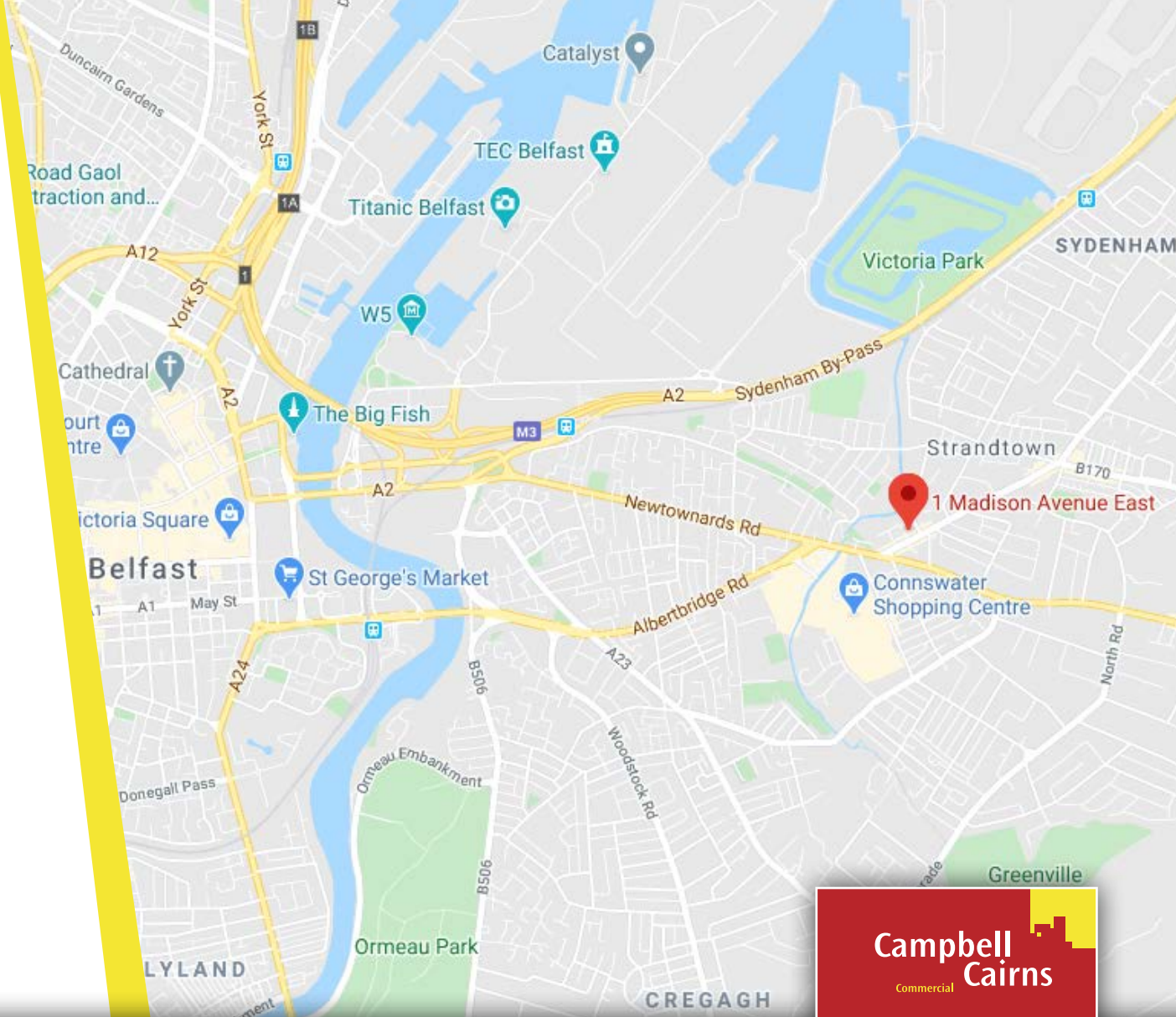
VAT

Prices, outgoings and rent do NOT include VAT which may be chargeable.

VIEWING

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

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