OFFICES

FOR SALE / TO LET

PROMINENT OFFICE BUILDING

C. 2,611 SQ.FT. (C. 242.57 SQ.M.)

6 CRESCENT GARDENS
BELFAST
BT7 1NS

www.osborneking.com
LOCATION

The subject property is located in a prominent corner site of Crescent Gardens, less than one mile south of Belfast City Centre. Crescent Gardens is ideally located between Botanic Avenue and University Road, accessed via Upper and Lower Crescent. University Road is the main thoroughfare linking the Malone and Stranmillis roads with the Lisburn Road and Bradbury Place.

DESCRIPTION

The subject property comprises a 3 storey mid terrace office building, situated in a prominent position. Carpeted floors, plastered and painted walls, suspended ceilings with fluorescent strip lighting.

ACCOMMODATION

Ground Floor:
- Office 1 648 sq.ft.
- Office 2 316 sq.ft.
- Rear Store 300 sq.ft.
- Disabled WC

First Floor:
- Office 3 573 sq.ft.
- Kitchen 132 sq.ft.
- M & F WC’s

Second Floor:
- Meeting Room 1 263 sq.ft.
- Meeting Room 2 301 sq.ft.
- Store 78 sq.ft.

Total Accommodation 2,611 sq.ft.

LEASE DETAILS

Term: 10 years with upwards only rent review at year 5.
Rent: £27,500 per annum exclusive.
Repairs: FRI terms.

SALES DETAILS

£375,000 exclusive (three hundred and seventy five thousand pounds exclusive).

NAV

The premises have a NAV of £28,900.

The rate in the £ 2014/2015 is £0.6093 making the current rates payable £17,608.77.
All figures quoted are exclusive of VAT, which may be chargeable.
FURTHER INFORMATION

Richard McCaig  E-mail: richard.mccaig@osborneking.com
Tel: 02890 270000

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