



Instinctive
Excellence
in Property.

To Let

Office Units

Lynden Court
18 Cregagh Road
Belfast
BT6 9EP

OFFICE



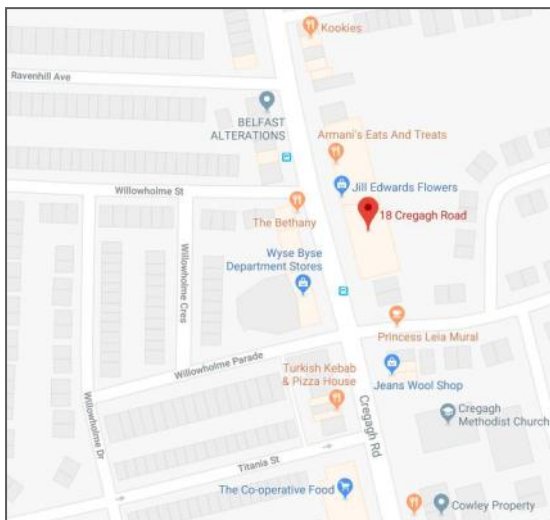
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Location Map



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Location

The property is located on the Cregagh Road in East Belfast, approximately 2 miles from the city centre. Situated along an arterial route the Cregagh Road is easily accessible and benefits significantly from passing vehicular traffic and footfall.

Neighbouring occupiers include Wyse Byse, Co-Op and Subway.

Description

The building comprises a modern mid terrace commercial property providing retail and office accommodation over ground and first floors.

The first floor is accessed via the Cregagh Road entrance with the units finished to a good standard. Communal WC and kitchen facilities are situated here whilst ample car parking is available at the rear of the property.

Accommodation

FLOOR	UNIT	AREA SQ FT	AREA SQ M	NET ANNUAL VALUE
First	E	577	50.16	£4,000
First	G	540	53.59	£2,500

Lease Details

Term : By negotiation.
Rent : On application.
Repairs : Effective full repairing lease via service charge.
Insurance : Tenant to reimburse landlord for insurance premium.

VAT

All prices quoted are exclusive of VAT.

EPC

