



## TO LET – CITY CENTRE OFFICE

Unit 3B, 19-21 Ormeau Avenue  
Belfast, BT2 8HD

- City Centre offices available on short term lease.
- 24 hour access and intercom system.
- Ideally suited for both established and start up businesses.

028 9044 7144



WHELAN

## LOCATION

Situated on Ormeau Avenue at the Junction of Linenhall Street. The property is a 5 minute walk from Belfast City Hall. The office is located on the third floor of the building.

## DESCRIPTION

The office contains a large open plan work space with exposed timber roof beams and 4 small office rooms. It is decorated with plastered and painted walls, carpeted floors, integral diffused fluorescent lighting. Electrical sockets and broadband internet access ports are mounted in the walls

Shared toilet and kitchen facilities are located in the corridor outside.



Floor	Unit	Sq m	Sq ft
Third	3B	116	1250

\*All above figures are approximate measurements

## AMENITIES

- 24h buzzer access.
- Passenger lift.
- Shared kitchen facility

## RENT

£12,000 per annum, exclusive of rates.

## SERVICE CHARGE

£3,600 per annum.

## LEASE TERMS

Flexible with terms from 9 months.

Please contact for further details.

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## VAT

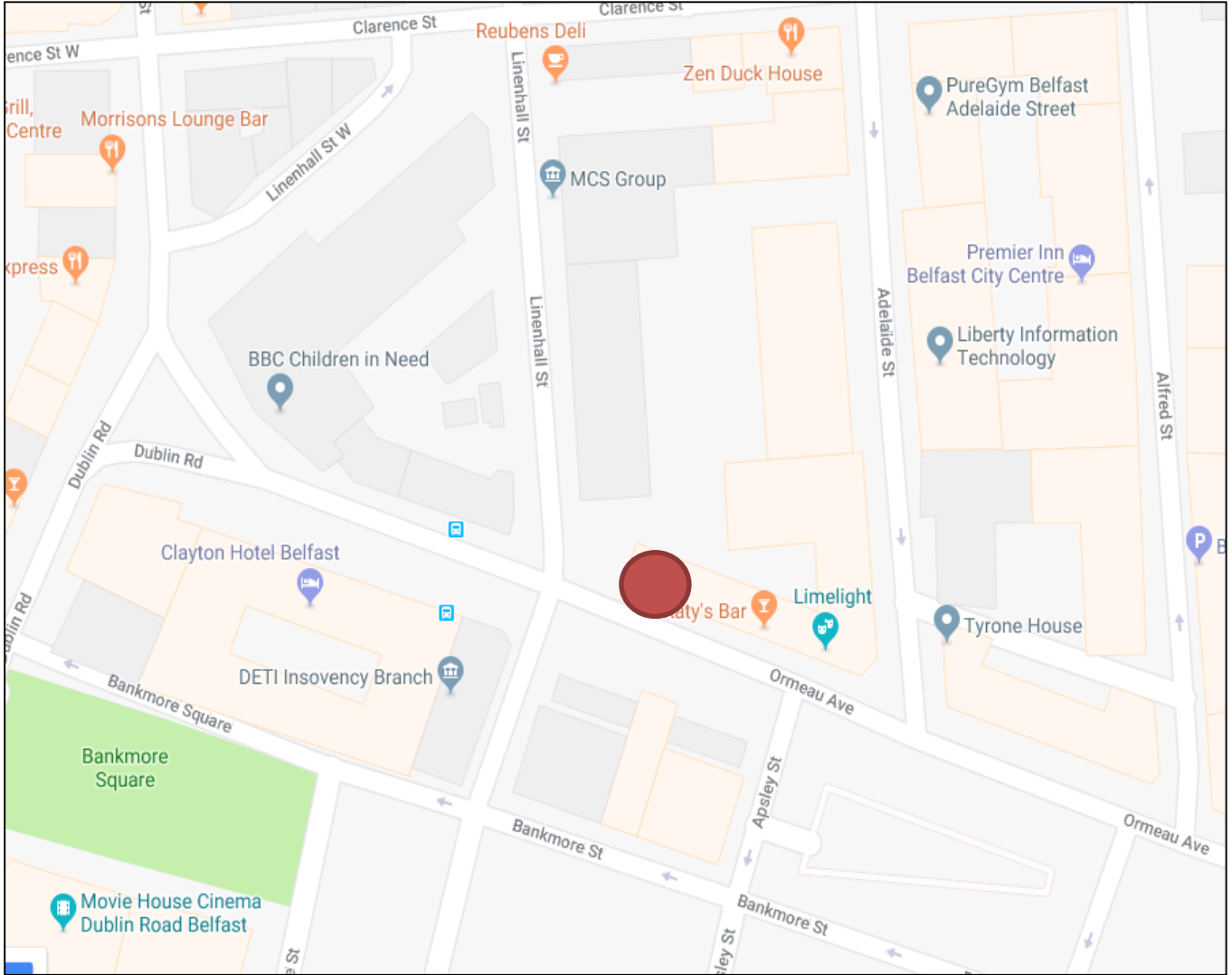
All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

## RATES

NAV - £13,300

Rates payable 2019/20 approximately  
£8,168 per annum

## LOCATION MAP



## VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

**028 9044 7144**

[www.whelan.co.uk](http://www.whelan.co.uk)

