



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 to 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

9 month licence.

Can be renewed at Landlord's discretion.

MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.

VAT

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

LOCATION MAP



VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.
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