



TO LET

Office Suite

Lynden House,
112-114 Lisburn Road,
Belfast, BT9 6AH

Situated on Lisburn Road close to Belfast City Hospital the property is only a 20 minute walk from Belfast City Hall. The office is located on the second floor of the building.

028 9044 1000
07801 032053



Description

The office suite contains a reception area, three separate offices and a kitchen and toilet facilities. Finishes include plastered and painted walls, newly carpeted floors, ceiling lighting. Electrical sockets and wall mounted panel heaters.

Accommodation

| | |
|---------------|-----------------|
| Reception: | 118 square feet |
| Office 1: | 188 square feet |
| Office 2: | 194 square feet |
| Office 3: | 123 square feet |
| Kitchen & WC: | 144 square feet |

Amenities

- 24h buzzer access
- Intruder alarm

Quoting Rent

£6,000 per annum

Ratable Value

£6,100 Rates payable 2020/21 - £3,283

Lease Term

Negotiable

Contact

T: 028 9044 1000
M: 07801 032053
W: whelan.co.uk



Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Wild Rover Productions
Lynden House, 112-114 Lisburn Road
BELFAST
BT9 6AH

Certificate Reference Number:
0625-2083-4630-3900-1003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 283

This is how energy efficient the building is.

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 80 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 234.08 |
| Primary energy use (kWh/m ² per year): | 1322.1 |

Benchmarks

Buildings similar to this one could have rating as follows:

| | |
|----|----------------------------------|
| 36 | If newly built |
| 97 | If typical of the existing stock |

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

Assessment Software: iSBEM v4.1.g using calculation engine SBEM v4.1.g.0

Property Reference: 154960630000

Assessor Name: Christopher

Assessor Number: EES/017195

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: Belfast-EPC

Employer/Trading Address: 219 Upper Lisburn Road

Issue Date: 11 Sep 2020

Valid Until: 10 Sep 2030 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0280-1296-0440-3360-0054

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at www.finance-ni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.