



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.

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

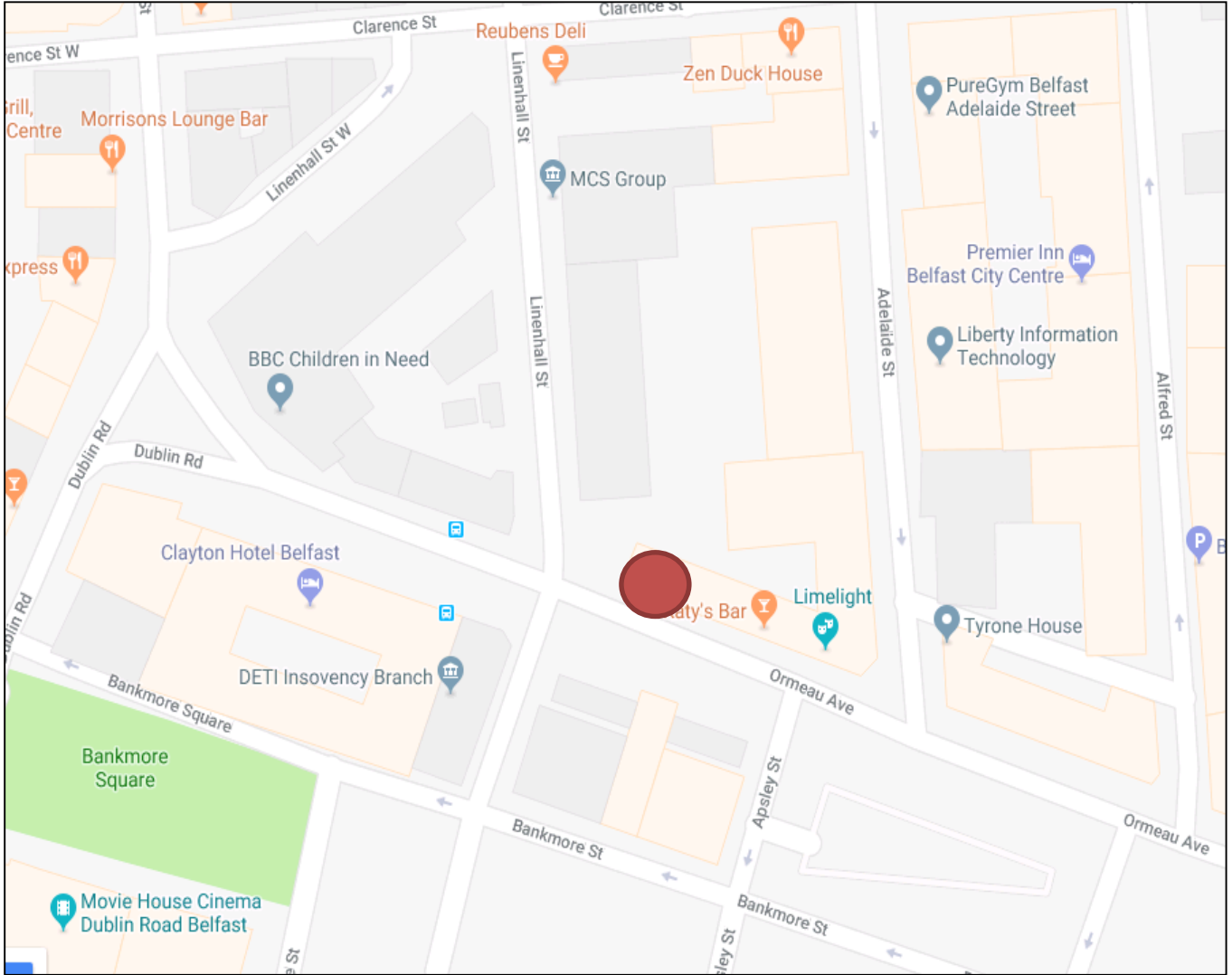
All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

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



Energy Performance Certificate

Northern Ireland

Non-Domestic Building

3B 19-21 ORMEAU AVENUE
19-21 Ormeau Avenue
BELFAST
BT2 8HD

Certificate Reference Number:
0523-2296-7830-1700-3013

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

◀ 185

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):	117
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	126.25
Primary energy use (kWh/m ² per year):	713.04

Benchmarks

Buildings similar to this one could have rating as follows:

31

If newly built

82

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: 337752860001

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: 30 Jan 2020

Valid Until: 29 Jan 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: 0290-3275-0470-6181-2034

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.