

**OK
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TO LET

Suites 2 & 7 McCune Building, 1-7 Shore Rd, Belfast, BT15 3PG

Modern Office Suites with Parking from c. 1,259 sq ft - 3,354 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject is located on the Shore Road, and one of Belfast's main arterial routes and in close proximity to the M2 Motorway. The property is situated on one of the busiest sections of the road, just c. 3 miles from the City Centre with high levels of passing vehicular and pedestrian traffic. Neighbouring occupiers within the complex include Actavo, Alzheimer's Society, City Vets and Medicare Pharmacy.

DESCRIPTION

The subject comprises two modern offices suites situated on the ground and second floor of a modern purpose-built office building with on-site parking. The building is DDA compliant with a 13 person lift to all floors and WCs on each level. Internally, the suites are fitted to include plastered and painted walls, carpeted floors and suspended ceilings with recessed lighting. Suite 2 is laid out to provide an open plan office with a private meeting room and kitchenette. Suite 8 provides a large open plan office and kitchen / staff room.

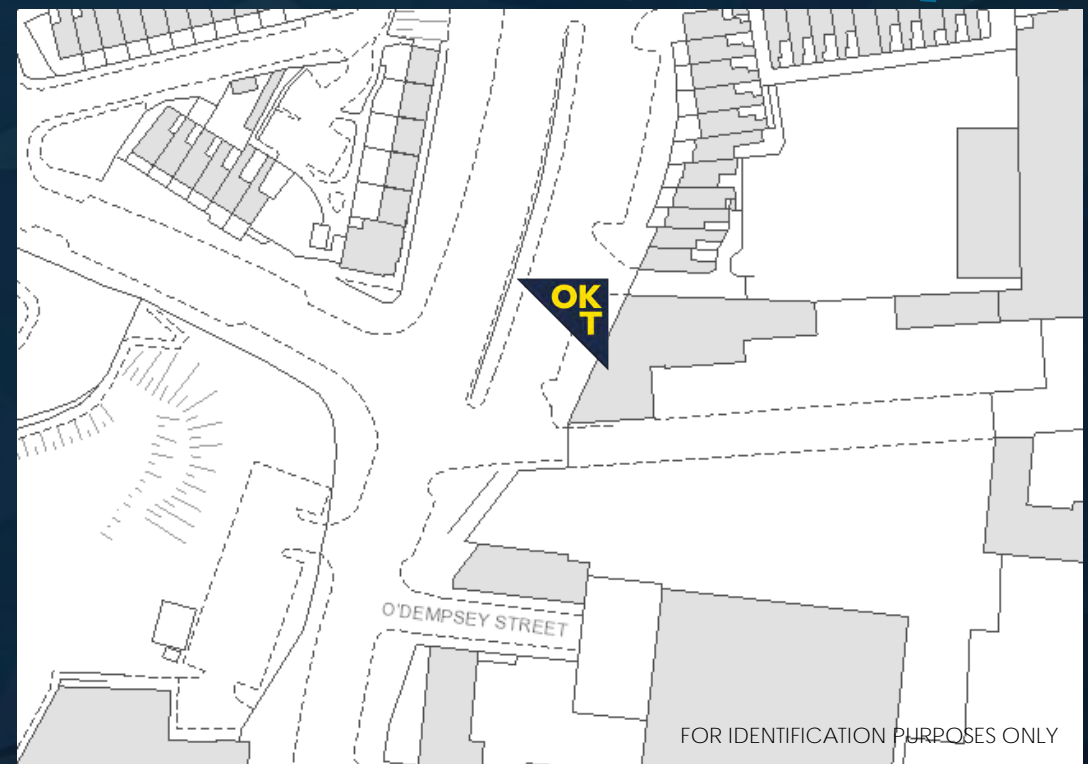
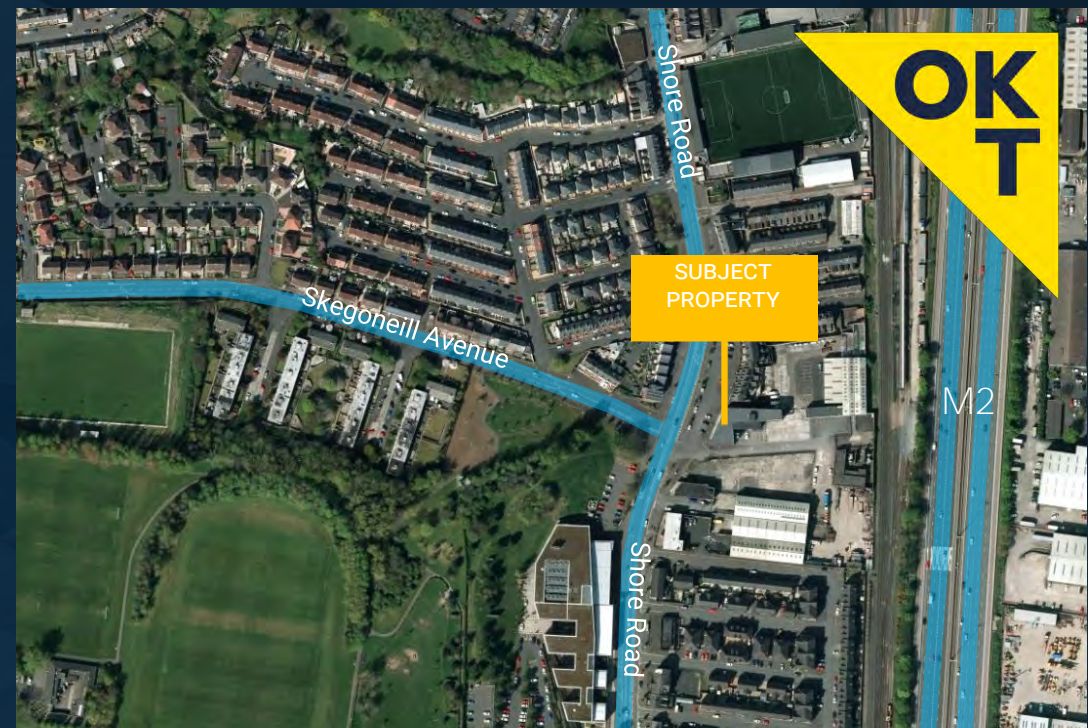
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Suite 2 (comprising open plan office, 1 no. private meeting room and kitchenette)	c. 117 sq m	1,259 sq ft
FIRST FLOOR		
Suite 7 (comprising open plan office and kitchen)	c. 195 sq m	2,095 sq ft
TOTAL ACCOMMODATION	c. 312sq m	3,354 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 5410



LEASE DETAILS

RENT: Price on Application
TERM: Negotiable
REPAIRS / INSURANCE: Effective full repairing and insuring by way of service charge liability
SERVICE CHARGE: £2.85 per sq ft (including insurance)
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: Suite 2 - £13,900

Estimated rates payable in accordance with LPS Website: £48,331.13

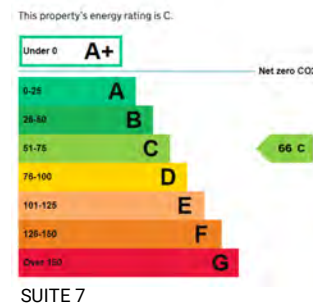
NAV: Suite 7 - £7,650

Estimated rates payable in accordance with LPS Website: £4,585.12

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



EPC



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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