

TO LET

# OFFICE SUITE

242<sup>a</sup> WOODSTOCK ROAD  
BELFAST  
BT6 9DL



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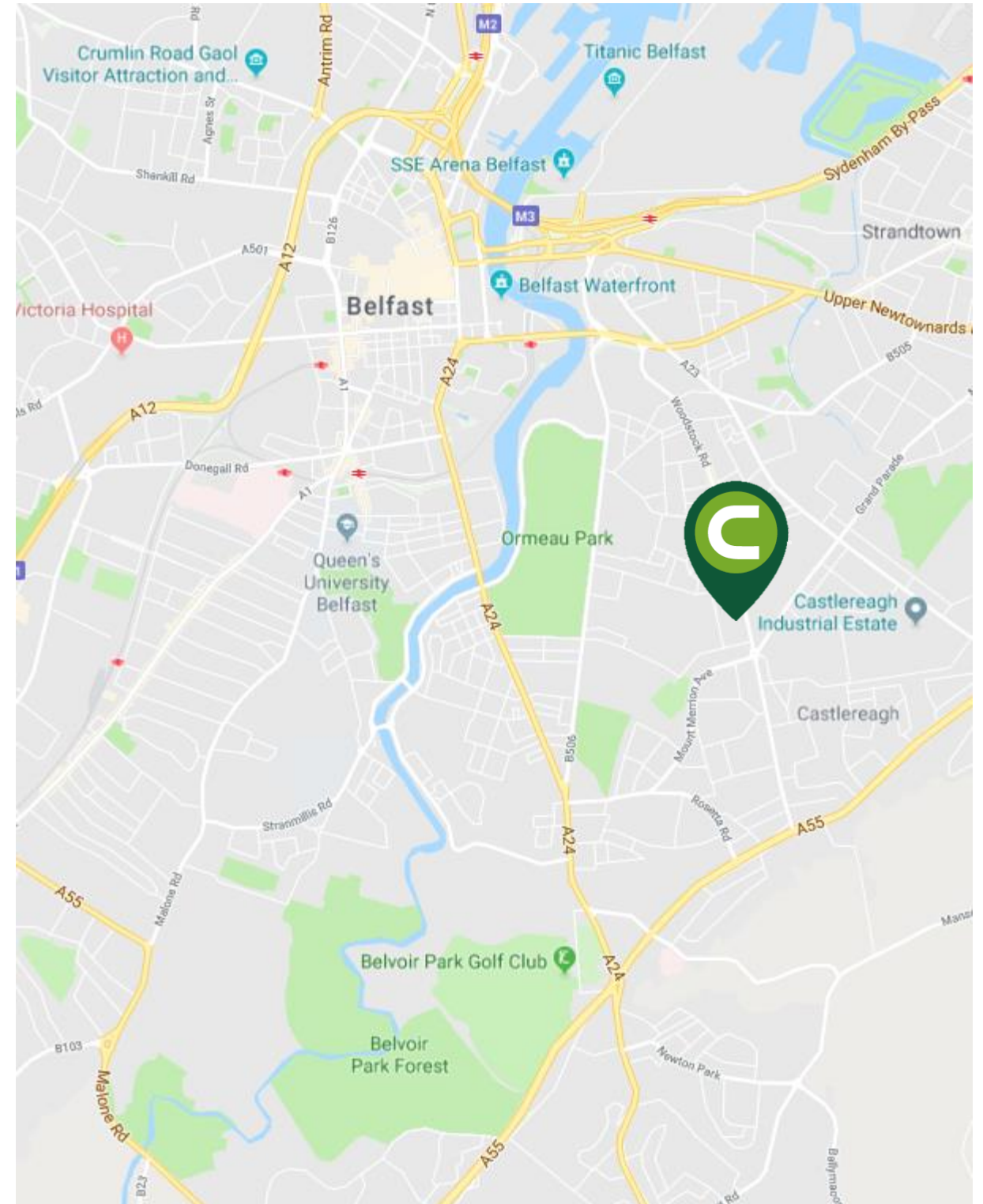
## 242a WOODSTOCK ROAD

### LOCATION

The subject property occupies a prominent location on the Woodstock Road, a busy commercial area in East Belfast, c. 10 minutes from the City Centre. The property benefits from high levels of pedestrian and vehicular traffic on a daily basis. The Woodstock Road is parallel to the Castlereagh Road and benefits from good public transport links. Nearby occupiers include Ulster Bank, Boots Opticians and Russells.

### DESCRIPTION

The subject is a self-contained first floor office suite comprising 3 No. private offices, a large open plan office area, kitchen, and male & female WC Facilities. Finishes include suspended ceilings with recessed fluorescent strip lighting, plastered and painted walls, carpeted floors and gas heating. The premises benefit from on-street car parking. Suitable for a variety of occupiers subject to the necessary planning consents and available for immediate occupation.



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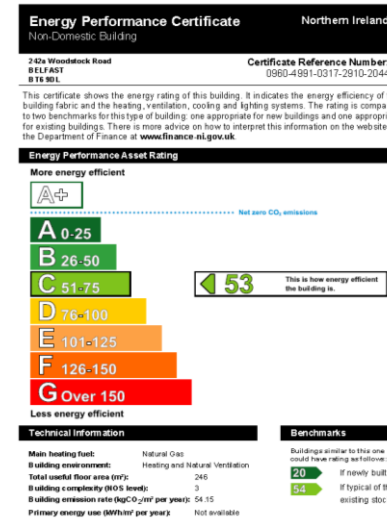
### TENURE

Term	Negotiable
Rent	£15,000 per annum, exclusive
Repairs/Insurance	Internal repairing and insuring basis.

Main Office	1,211	Sq ft	112.57	Sq m	
Office 1	262	Sq ft	24.39	Sq m	
Office 2	487	Sq ft	45.30	Sq m	
Office 3	230	Sq ft	21.44	Sq m	
Kitchen	83	Sq ft	7.77	Sq m	
<b>Total</b>	<b>2,273</b>	<b>Sq ft</b>	<b>211.46</b>	<b>Sq m</b>	

### RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £17,900. The rate in the £ for 2021/22 is £0.543147 therefore the estimated rates payable for 2021/22 is £9,722.



### EPC

The building has been rated as C - 53 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

### VAT

All prices are quoted exclusive of VAT, which may be payable.



## CONTACT US

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