

OFFICE SUITE TO LET

242A WOODSTOCK ROAD, BELFAST, BT6 9DL

CBRE NI

PART OF THE AFFILIATE NETWORK



OFFICE SUITE TO LET

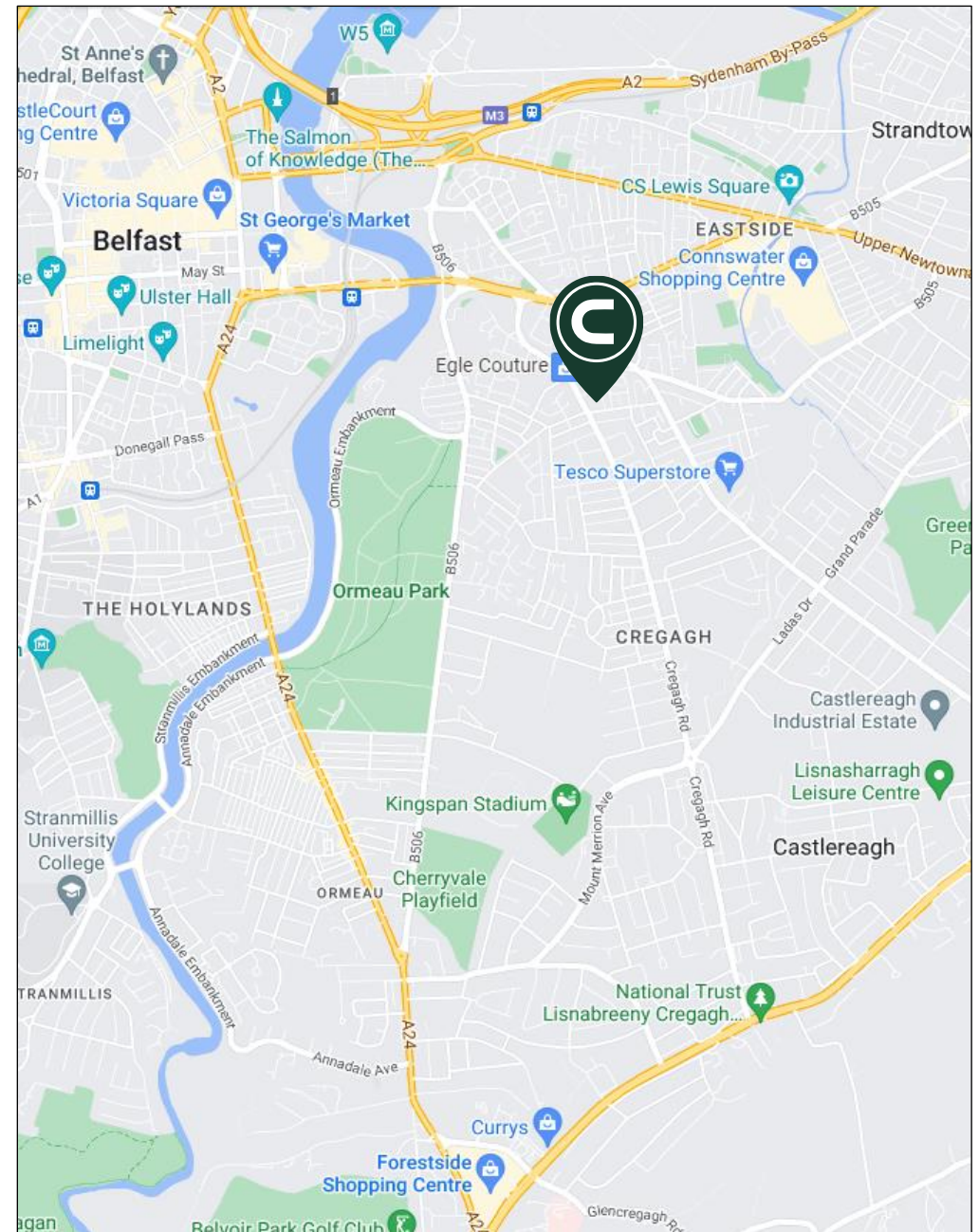
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Location

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.

Accommodation

Area		
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
Total	2,273 Sq Ft	211.46 Sq M

Rateable Value

We have been advised by Land and Property Services that the rateable value is £19,200. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 is £10,986.

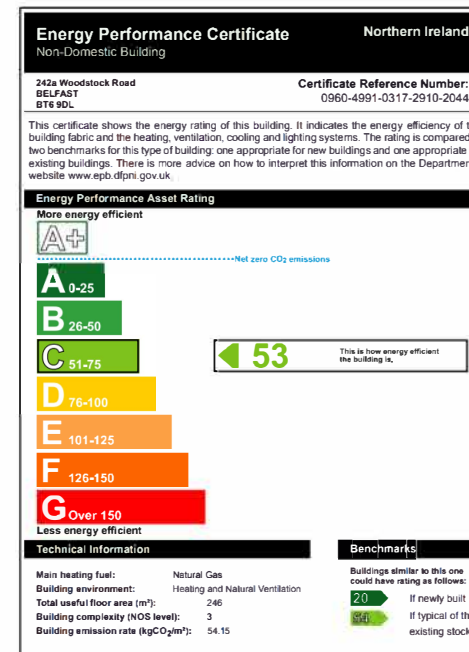
VAT

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

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.



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Contact Us

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