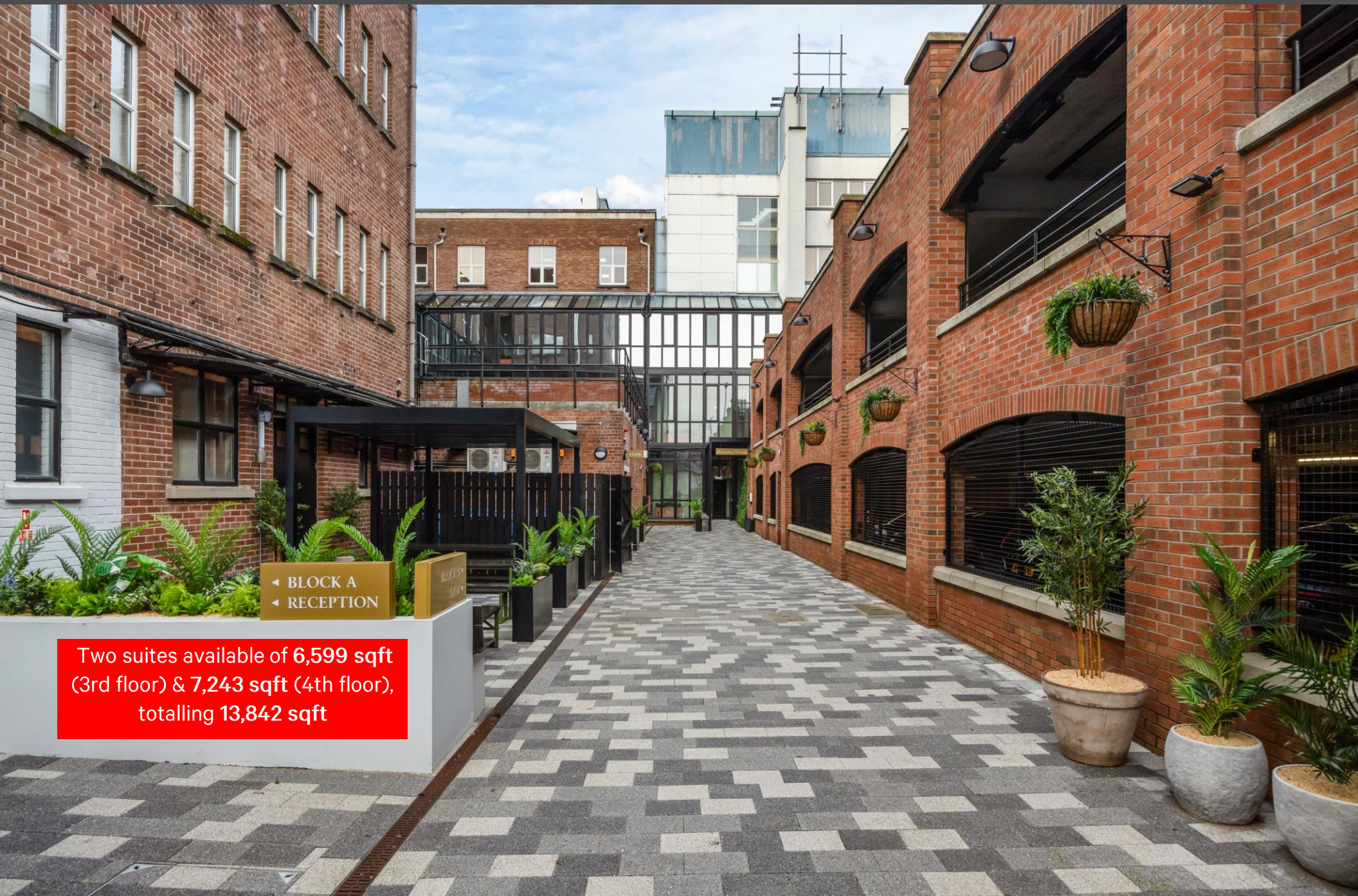
REFURBISHED OFFICE SUITES TO LET

AMBIT Commercial Real Estate From every angle

CBRE NI PART OF THE AFFILIATE NETWORK

BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB



Two suites available of **6,599 sqft** (3rd floor) & **7,243 sqft** (4th floor), totalling **13,842 sqft**

REFURBISHED OFFICE SUITES TO LET

AMBIT Commercial Real Estate From every angle

CBRE NI PART OF THE AFFILIATE NETWORK

BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB

Key Benefits

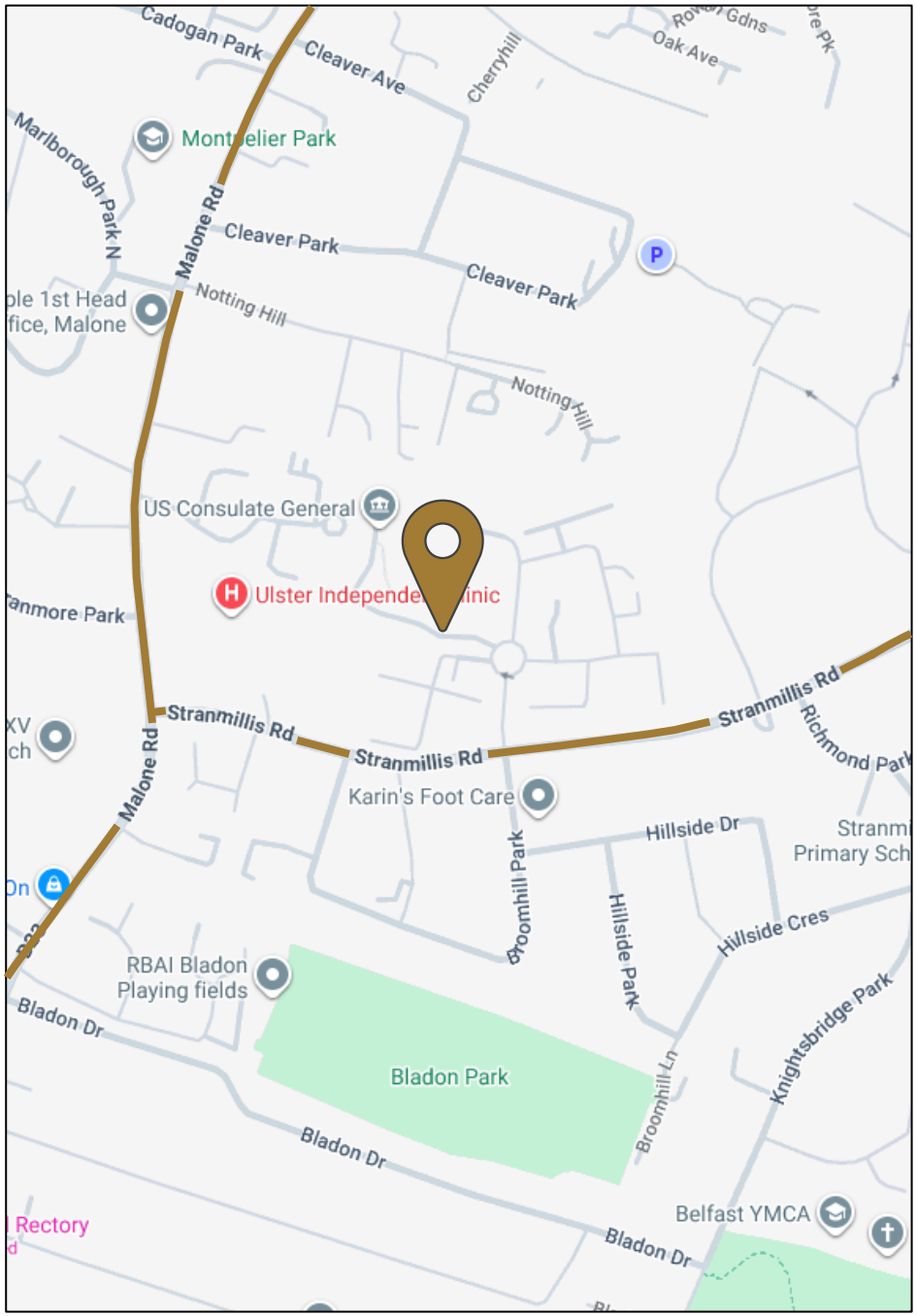
- Fully refurbished 3rd & 4th floor office accommodation (to be air-conditioned upon fit-out)
- Two suites available of 6,599 sqft (3rd floor) and 7,243 sqft (4th floor)
- Flexible open-plan workspace, rectangular in shape with excellent natural light
- High-quality manned communal reception and breakout spaces
- On-site café / barista bar amenity with informal seating
- Dedicated on-site gym and wellness facilities
- Feature internal courtyard and modern landscaped external areas
- Passenger lift access and upgraded common areas
- Dedicated car parking spaces can be made available upon lease agreement

Location

The property is located at the upper-end of Stranmillis Road, in close proximity to its junction with the Malone Road, a well-established and highly accessible route connecting South Belfast with the city centre, which is just 2.5 miles away.

The location also provides strong connectivity to the wider arterial road network, supported by frequent bus services operating along Stranmillis Road and the Malone Road.

A broad range of cafés, restaurants and amenities exist within the vicinity, and the nearby Queen's University and Botanic districts, alongside convenient access to Belfast's key business, leisure and residential areas make it an attractive and well-connected office location.



REFURBISHED OFFICE SUITES TO LET

BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB

Description

Originally constructed in c.1959, the building has since been comprehensively upgraded to provide modern, high-quality office accommodation arranged around a central circulation and service core, which incorporates the main reception, entrance foyer and passenger lift. The available 3rd and 4th floor accommodation provides fully refurbished open-plan office space within a professionally managed and well-established office building.

Offices are finished to a modern specification, incorporating suspended ceilings, LED lighting and double-glazed UPVC windows. Occupiers benefit from access to an impressive double-height communal reception, contemporary breakout and collaboration areas, and a range of high-quality on-site amenities including a fully equipped gym and a café with barista service. The building is further enhanced by an attractive internal courtyard and landscaped external spaces, creating a modern and occupier-focused working environment. To the rear of the main building is a purpose-built security controlled multistorey car park which can provide additional parking spaces. Dedicated surface carparking is also located adjacent to the access-controlled private entrance of the property for the exclusive use of the prospected tenants

The accommodation is well suited to a range of office occupiers seeking flexible, efficient and amenity-rich workspace in a well-connected South Belfast location.

Accommodation

Floor	Sq Ft	Sq M
Third	6,599	613
Fourth	7,243	673

Rateable Value

The property's rateable value is yet to be assessed by the Land and Property Services, therefore the estimated rates payable are to be confirmed.

Tenure

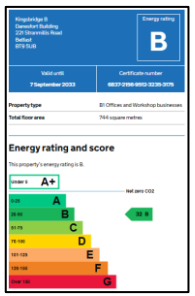
Rent	£24 psf per annum, exclusive
Term	By negotiation, subject to periodic rent review(s)*
Repairs/Insurance	Effective full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.
VAT	All prices are quoted exclusive of VAT, which may be payable

AML

CBRE NI & Lisney are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as B-32 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



REFURBISHED OFFICE SUITES TO LET

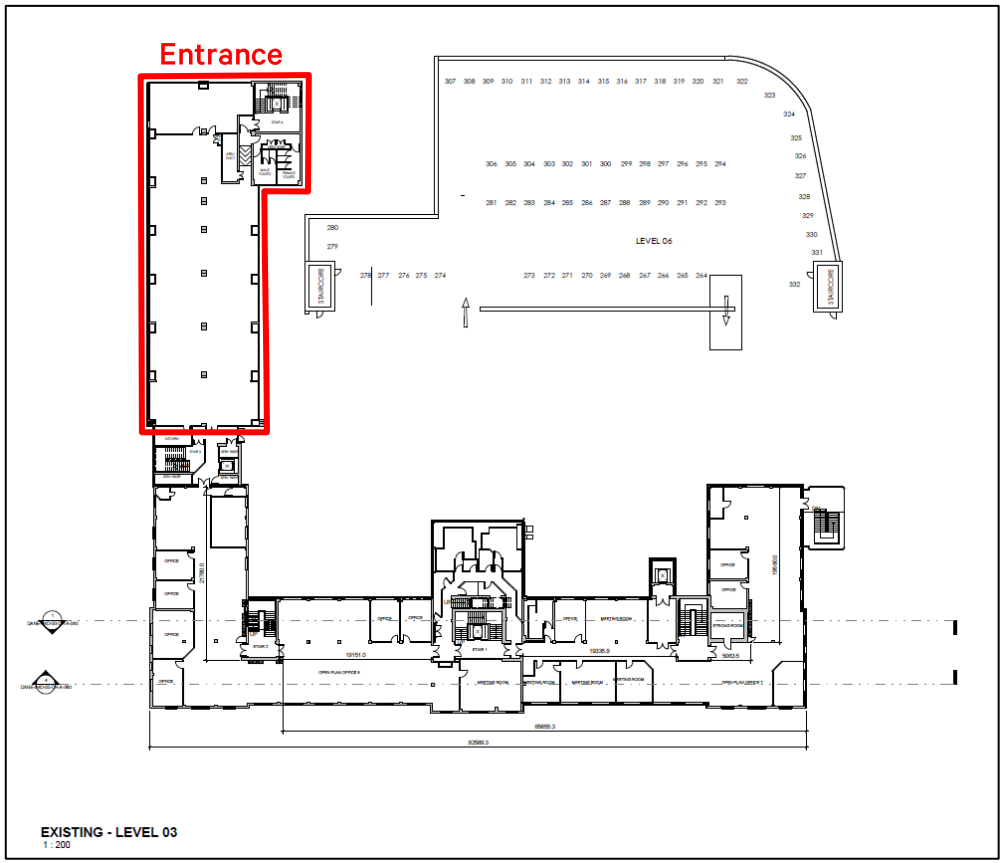
AMBIT Commercial Real Estate From every angle

CBRE NI PART OF THE AFFILIATE NETWORK

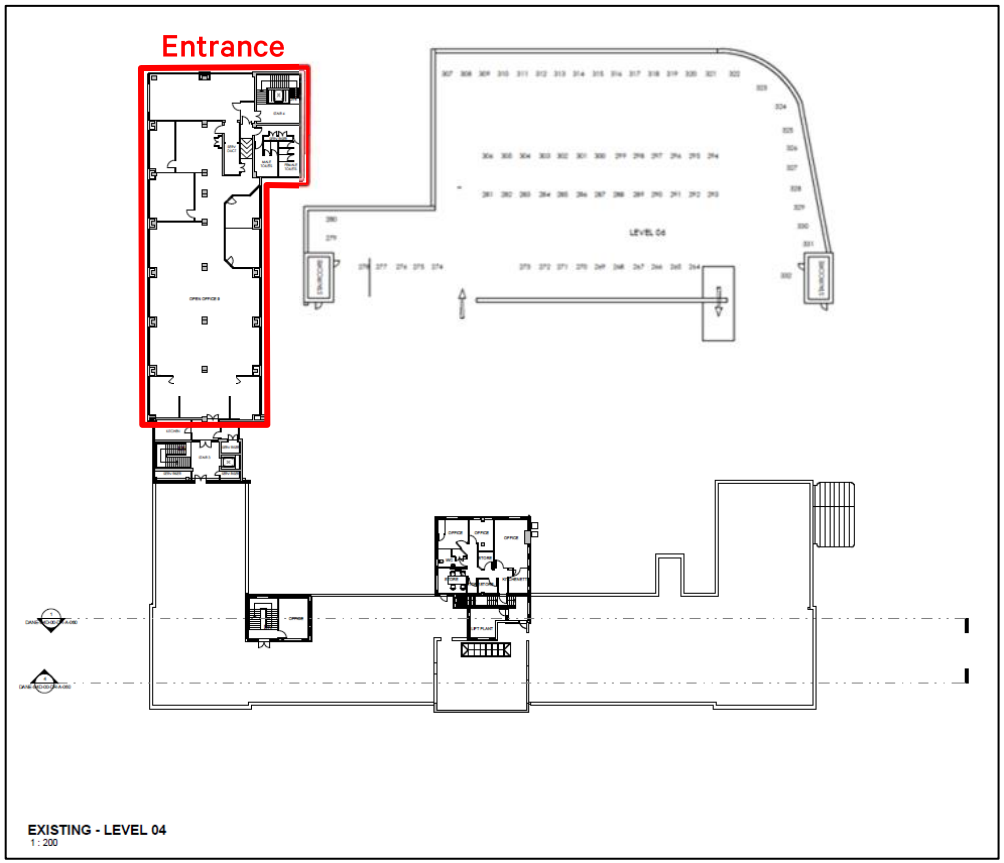
BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB

Floor Plans

3rd Floor:

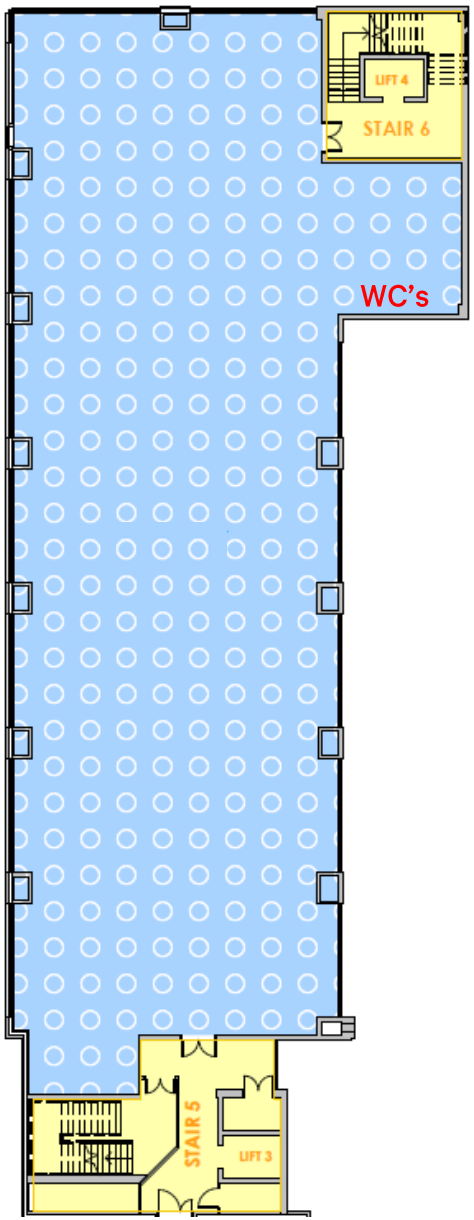


4th Floor:

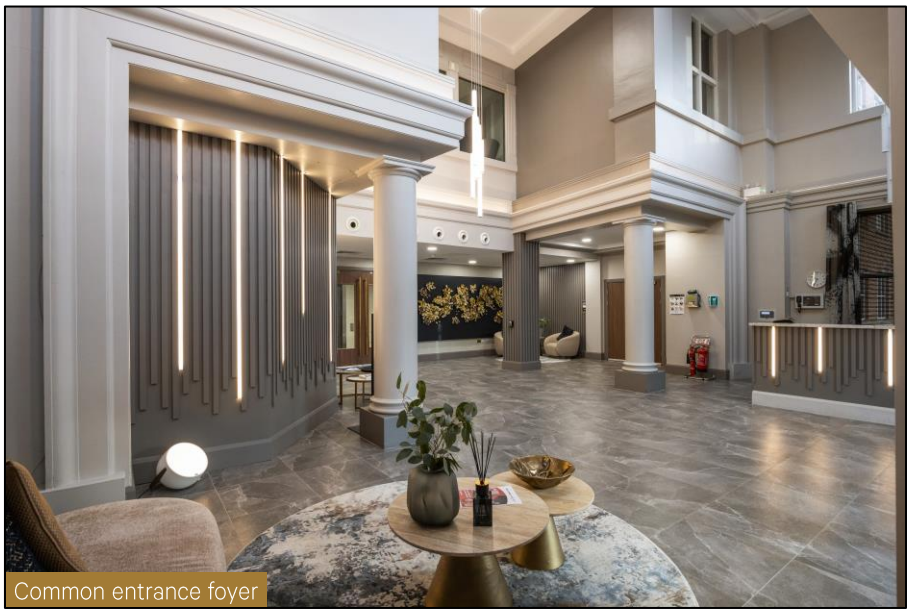


Boundaries for indicative purposes only*

Floor Plans



Photos



Common entrance foyer

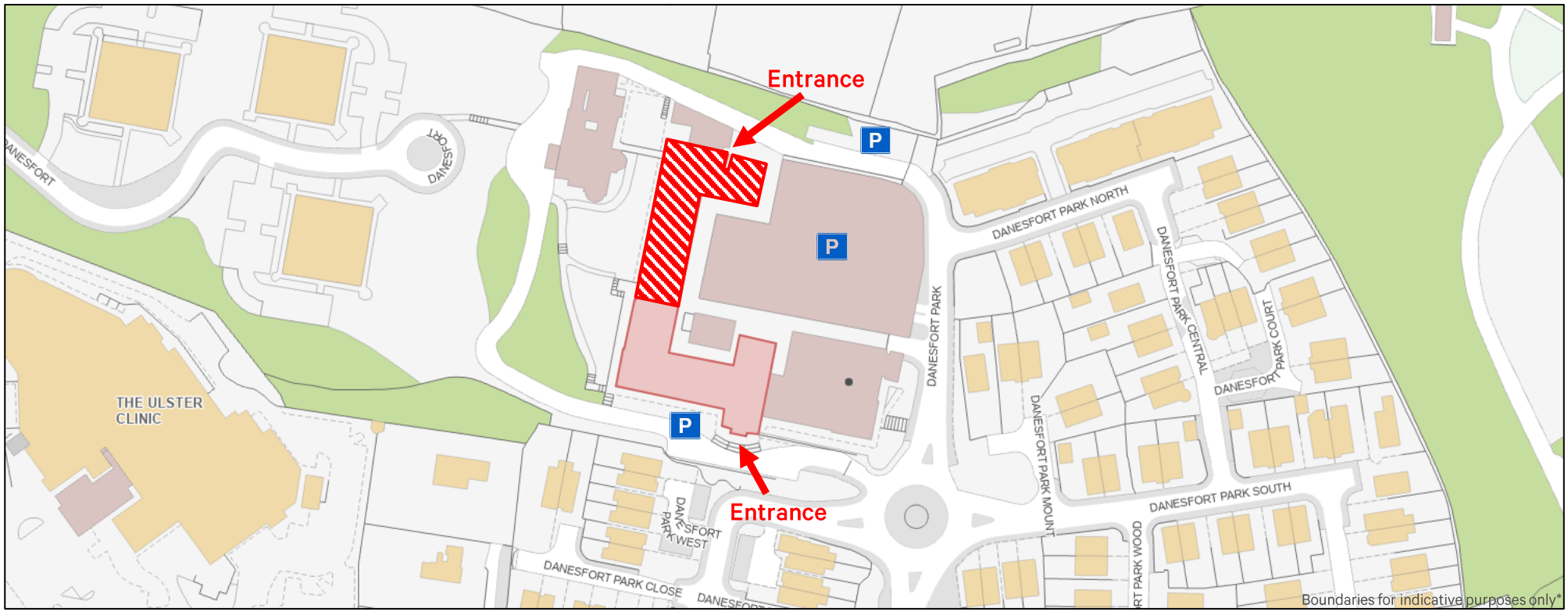
Third floor plate

On-site café

On-site gym

REFURBISHED OFFICE SUITES TO LET

BLOCK B, DANESFORT HOUSE, 221 STRANMILLIS ROAD, DANESFORT, BELFAST BT9 5UB



Joint Agents:

CBRE NI
PART OF THE AFFILIATE NETWORK

David Wright
T: 0771 1686 101
E: david.wright@cbreni.com

Sam Doherty
T: 0742 5322 196
E: sam.doherty@cbreni.com

AMBIT
Commercial Real Estate
From every angle

David McNellis
T: 0788 7911 077
E: dmcnellis@ambit-cre.co.uk

Jonathan Haughey
T: 0771 8571 498
E: jhaughey@ambit-cre.co.uk

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI and Ambit CRE for themselves, and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, Ambit CRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. (Feb 26)

www.cbreni.com **@CBRE_NI**