OFFICE SUITE TO LET

1ST & 2ND FLOOR, 14 LOWER CRESCENT, BELFAST, CO ANTRIM, BT7 1NR

CBRE NI
PART OF THE AFFILIATE NETWORK

OFFICE SUITE TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

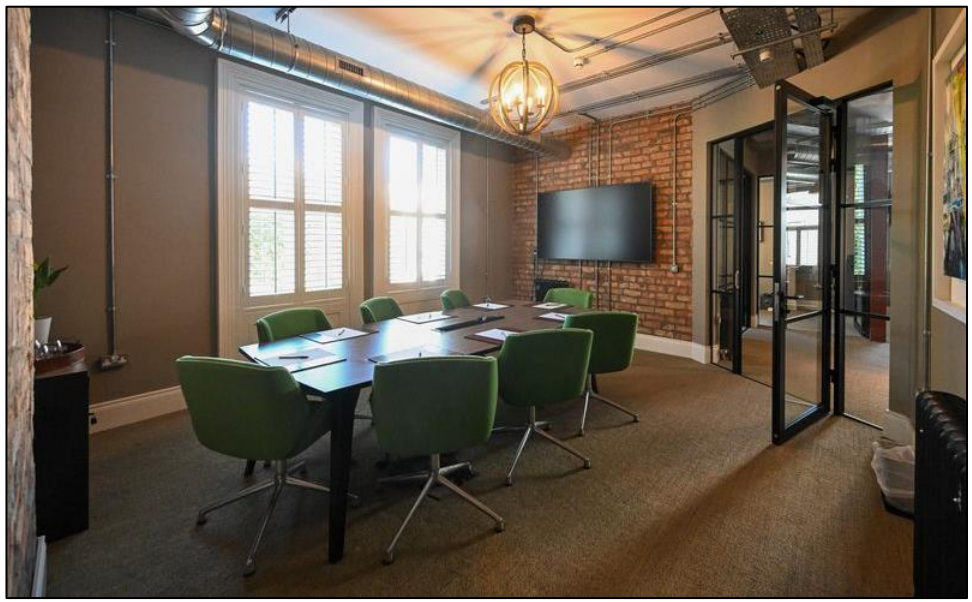
1ST & 2ND FLOOR, 14 LOWER CRESCENT, BELFAST, CO ANTRIM, BT7 1NS

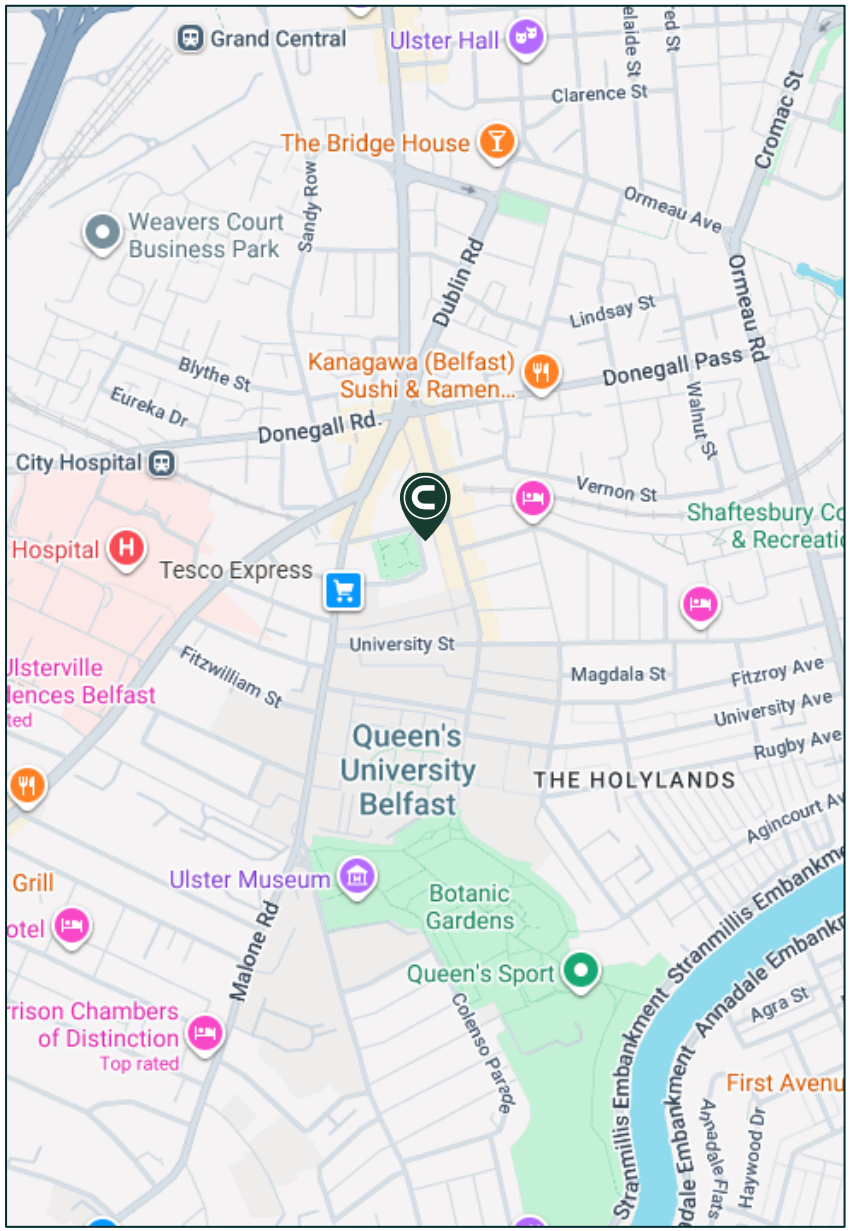
Key Benefits

- Prime location off Botanic Avenue, 0.3 miles from QUB and 0.9 miles from Belfast city centre
- Newly refurbished to a high standard, with lift access to both floors
- 1,767 Sq Ft flexible space incl. co-working area, rooftop garden, boardroom and offices
- On-street parking and contract spaces nearby

Location

14 Lower Crescent is located just off Botanic Avenue, overlooking Crescent Gardens, in one of South Belfast's most convenient office settings. The property is approximately 0.3 miles from Queen's University Belfast, placing it close to a strong pool of students and staff, and just 0.9 miles from Belfast city centre. Botanic railway station is within walking distance, and the surrounding area offers a good mix of cafes, restaurants and shops along Botanic Avenue.





OFFICE SUITE TO LET

1ST & 2ND FLOOR, 14 LOWER CRESCENT, BELFAST, CO ANTRIM, BT7 1NS

CBRE NI
PART OF THE AFFILIATE NETWORK

Description

14 Lower Crescent comprises a newly refurbished, self-contained office building arranged over first and second floors, extending to a combined 1,767 Sq Ft (1,080 Sq Ft first floor and 687 Sq Ft second floor). The ground floor is separately occupied.

The building has been finished to a high standard throughout following recent refurbishment, with lift access serving both floors. The first floor provides a co-working area, rooftop garden, three private offices, a boardroom, reception and two WCs. The second floor comprises two private offices, a kitchen, breakout room and a separate WC.

Accommodation

Area		
1st Floor	1,080 Sq Ft	100 Sq M
2nd Floor	687 Sq Ft	64 Sq M
Total	1,767 Sq Ft	164 Sq M

Lease Details

Rent	£35,000 per annum exclusive
Term	Negotiable
Service Charge	A service charge will be levied to cover the cost of external repairs, lift maintenance, communal lighting etc
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the 1st and 2nd floor is £16,150. The rate in the £ for 2026/27 is 0.650288 therefore the estimated rates payable for 2026/27 is £10,495.

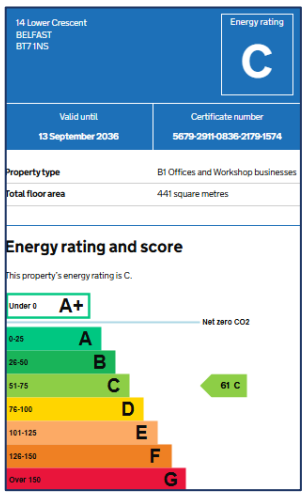
AML

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

EPC

The building has been rated as C - 61 under EPC regulations.

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



VAT

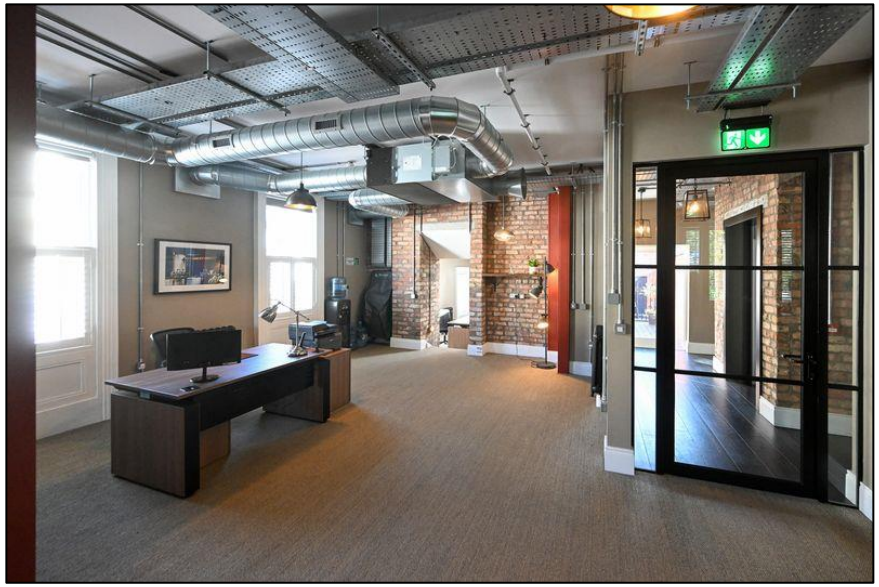
All prices are quoted exclusive of VAT, which may be payable.

OFFICE SUITE TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

1ST & 2ND FLOOR, 14 LOWER CRESCENT, BELFAST, CO ANTRIM, BT7 1NS

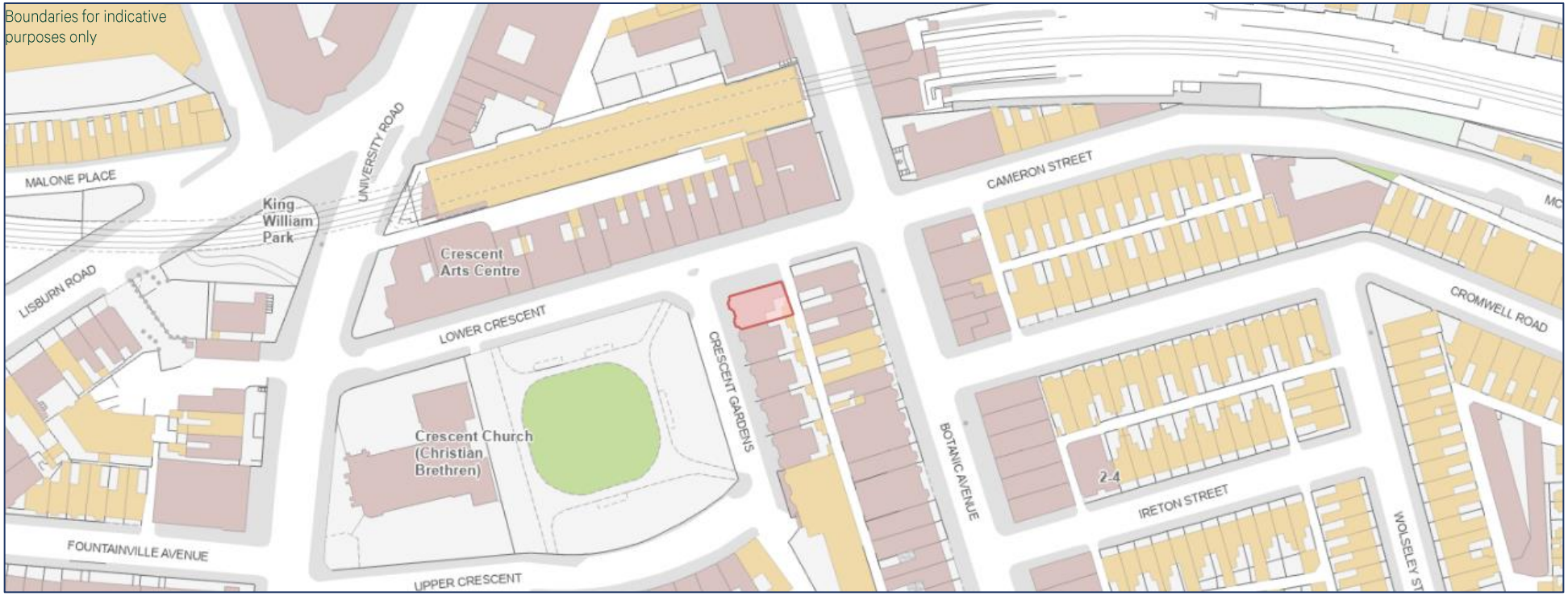
Photos



OFFICE SUITE TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

1ST & 2ND FLOOR, 14 LOWER CRESCENT, BELFAST, CO ANTRIM, BT7 1NS



Contact Us:

David Wright
Director
T: 07711686101
E: david.wright@cbreni.com

Joel Byrne
Placement Surveyor
T: 07557760331
E: joel.byrne@cbreni.com

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 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, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

www.cbreni.com **@CBRE_NI**