



Instinctive
Excellence
in Property.

To Let

Ground and First Floor Office Suites
c. 500 sq ft - 2,335 sq ft

63-75 Duncairn Gardens
Belfast
BT15 2GB

OFFICE



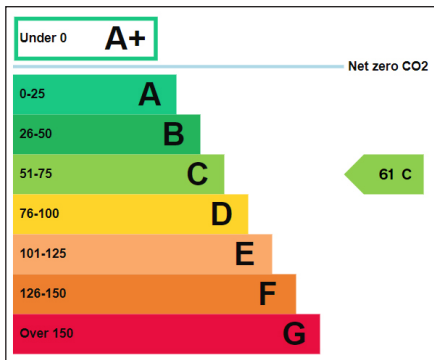
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EPC



Location

The property is located on Duncairn Gardens approximately one mile from Belfast city centre. There are a range of occupiers in the immediate vicinity including NICVA, North City Business Centre and Play Resource.

The wider road network is easily accessible and there is a significant amount of on street parking available immediately outside the property, while Yorkgate train station is a short walk away. In addition the property is on a main bus route to and from Belfast city centre.

Description

The building is of modern construction and benefits from a glazed entrance lobby which provides lift access to the first floor. The suite is fully fitted to include both open plan and cellular office accommodation.

The internal specification includes:

- Painted/plastered walls
- Carpet flooring
- Kitchen/WC facilities
- Installed security alarm system
- Suspended ceiling with recessed lighting
- Benefits from DDA compliant access including a passenger lift

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	500	46.45
First Floor	1,835	170.52
Total	2,335	216.97

Lease Details

- Term:** Negotiable
Rental: £8.00 per sq ft exclusive
Service Charge: Tenant to pay a fair portion to include maintenance, cleaning etc.
Incentives available subject to lease length and covenant strength

Rates

Description	NAV	Estimated Rates Payable
Ground Floor	£8,344	£4,774
First Floor	£15,347	£8,782

We have been advised by the Land and Property Services of the following rating information:

Rate in £ for 2023/24 is: £0.572221

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

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



First Floor



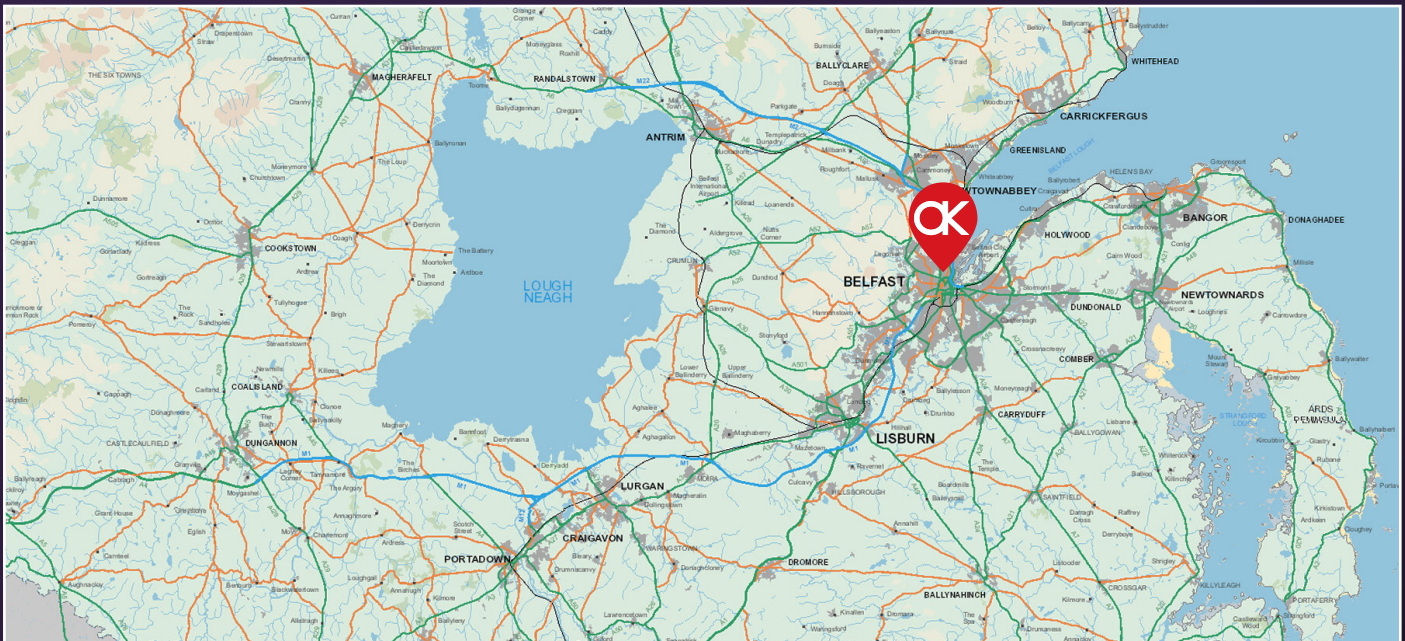
First Floor



Ground Floor



FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.