

TO LET

OFFICE



Excellent self contained office building comprising c. 6,700 sq ft with approx. 40 car parking spaces

**62 – 66 DUNCRUE STREET, BELFAST, BT3 9AY**

- Excellent self contained Office Accommodation
- Comprising c. 6,700 sq ft over 3 floors plus additional attic storage
- Excellent access to the Motorway network
- Approx. 40 parking spaces

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**Lisney**

**Location:** The subject property is situated on Duncrue Street, in the established Duncrue area of Belfast's North Foreshore. Duncrue is located c.1.5 miles north of Belfast city centre and is accessed via the Fortwilliam junction, off the M2 motorway. Duncrue is a mixed use area in character with warehouses, trade counters, business units and offices in the vicinity and is recognised as one of the most popular business locations in Northern Ireland. The nearby motorway network provides easy access to both the north and south of the province, while both Belfast Airports, Belfast Harbour and Larne Harbour are a short drive away.

**Description:** A modern office building providing offices of approximately 6,700 sq ft over 3 floors with additional attic storage. The property comprises reception, boardroom, Kitchen, W.C.'s and numerous cellular offices.

The specification includes:

- Comfort cooling units
- Carpeted / tiled flooring with plaster painted walls
- Recessed and strip lighting
- Lift
- Alarm System / external CCTV
- Gas heating

**Accommodation:** Approximately 6,700 sq ft.

**Rent:** Rent: £70,000 per annum exclusive. Please Note VAT is applicable

**Terms:** A new lease on Full Repairing and Insuring terms is available.

**Rates:** We have been verbally advised by the Rates Authority of the following:

NAV	Rate in the £ for 2013 / 14	Rates Payable
£49,500	0.600436	£29,722 per annum

### Energy Performance Certificate (EPC):

This property has an energy efficiency rating of C52. A complete certificate can be made available upon request.

**All prices and outgoings are exclusive of but may be viable to V.A.T.**

