

# OFFICE & WAREHOUSING TO LET



Office Suites from 410 sq ft and  
Warehousing/Trade counter Units from 1,700 sq ft  
**ADELAIDE BUSINESS CENTRE, APOLLO RD, BELFAST**

- Office Suites From 410 sq ft
- Warehouse/Trade Counter Units From 1,700 sq ft
- Good on-site parking provision
- 24 hour CCTV security
- Flexible terms

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**[www.lisney.com](http://www.lisney.com)**

29-33 Montgomery Street, Belfast BT1 4NX.

**Lisney**

## Location

The subject property occupies an excellent location within the Boucher Complex, one of Belfast's most popular commercial locations. The site enjoys the benefit of superb transportation links due to the close proximity of the M1 and the recently upgraded Westlink. Belfast City Centre is approximately 5 minutes drive.

## Description

The Adelaide Business Centre comprises a mix of both office and trade counter accommodation together with storage/distribution units. The offices share a central mall and are attractively finished to include suspended ceilings with recessed lighting and carpeted floors. The warehouse units benefit from steel roller shutter doors and 3 phase electricity. Excellent on site car parking is available for staff and customers. The property also benefits from 24hr security.

## Accommodation

Unit	Type	Size (Sq ft)	Insurance
2B	Office	485	£52
7	Office	410	£45
7	Warehouse/Trade Counter	1,770	£192
11	Warehouse/Trade Counter	2,305	£265
13/13B/14/14B	Warehouse/Trade Counter	4,075	TBC

## Rent

Offices from £5 per sq ft. Warehouse/tradecounter from £4 PSF (exclusive) based on a Internal Repairing and Insuring basis

**Service Charge** Tenant to reimburse landlord with a proportion of the service charge to cover exterior repairs, maintenance, security, etc.

## Rates

We have been verbally advised by the Land and Property services that the units will be reassessed upon occupation.

## Energy Performance Certificate (EPC)

The property has an energy efficiency rating of G162. A complete certificate can be made available upon request.

Lisney will be acting as joint agents with BTW Sheills - 028 90 327954

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

**Further information is available at [www.Lisney.com](http://www.Lisney.com)**

