

TO LET

OFFICE



Excellent New Build Office Suite

**SUITE B, FIRST FLOOR, WINTER GARDENS, 34/36
ALFRED STREET**

- Prominent new build office suite c. 1,580 sq.ft.
- In close proximity to Belfast City Hall & Central Train Station
- Contract and On Street Parking available

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5 Linenhall Street, Belfast BT2 8AA.

Lisney

Location:

The property is located in Belfast City Centre, a short distance from the City Hall and Central Train Station. The building occupies a prime position fronting onto Alfred Street with ample car parking in the immediate vicinity to include on street parking. The area has witnessed significant development where well known occupiers in the vicinity include Liberty International, Goldblatt McGuigan Accountants, F. J. Orr Solicitors, various Government departments, L.A Fitness, Zen restaurant, and directly opposite, Premier Inn Hotel.

Description:

- New build mixed use development comprising office accommodation on the ground and first floors with apartments to the upper floors with separate access. The suite is finished to a high standard to include:
- Suspended ceilings
- Plastered and painted walls
- Recessed lighting
- Carpeted floors
- Perimeter trunking
- Phoenix Gas heating
- Communal Male and Female W.C.s
- Buzzer Entry
- DDA Complaint

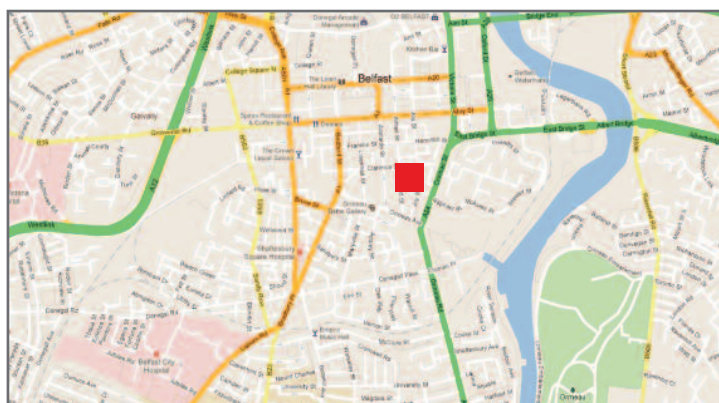
Accommodation: 1,580 sq.ft. (146.78 sq.m.)

Rent: Upon application

Terms: A new lease on Full Repairing and Insuring terms to incorporate Service Charges is available.

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

Further information is available at www.Lisney.com



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