



TO LET

**94 Malone Road, Belfast, BT9 5HP**

Penthouse Office Suite - 775 Sq Ft

**Lisney**



## Features

- Penthouse office suite extending to 775 sq ft.
- On site car parking.
- Excellent location fronting the prestigious Malone Road.
- Located near Queens university, Lisburn Road and Stranmillis.
- Situated in excellent detached office building.

## Location

The premises is prominently located fronting the Malone Road in South Belfast and accessed via Cleaver Park.

The location offers a prestigious business address conveniently located to the Lisburn Road, Belfast City Centre, Queens University, Stranmillis Teaching College and Belfast City Hospital, and a number of leading schools.

The property is in close proximity to Balmoral Avenue and the M1 Motorway network providing ease of access to the wider province and the Republic of Ireland.

## Description

This unit comprises 775 sq ft of penthouse office space. There is also on-site parking and a small store/stationary room of 72 sq ft.

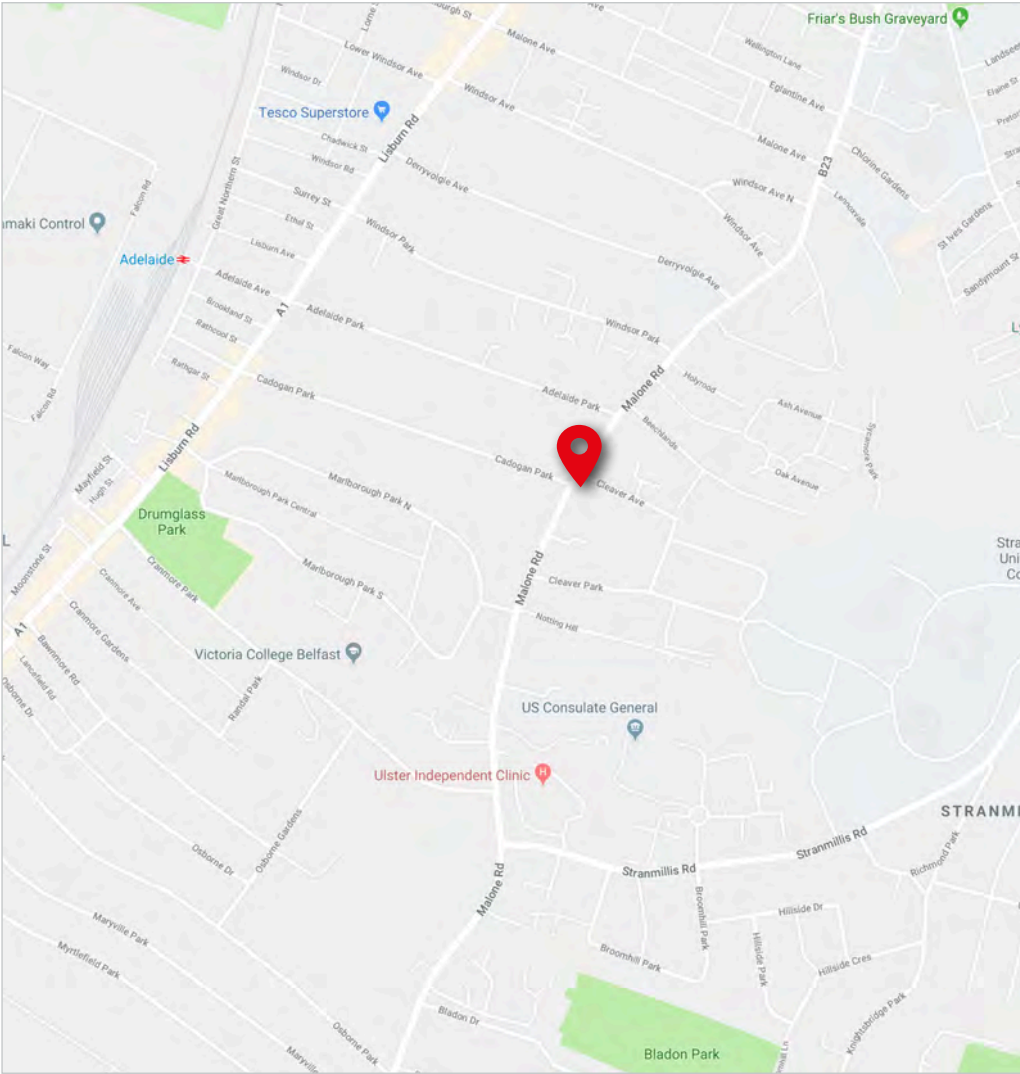
Internally the subject suite comprises 3 x offices and a small store/stationary room. There are male and female WC facilities and a kitchen situated within the building. (Please note these are shared with other occupiers).

Occupant will also have use of boardroom on ground floor.



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Accommodation

Office	775 sq ft
Store	72 sq ft

EPC

The property has an Energy Efficiency rating of C57.

A full certificate can be made available upon request.



Rent

£11,000 per annum, exclusive.

Term

Flexible lease terms available.

Rates

Rates (NAV) to be reassessed by Land & Property Services

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

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