



TO LET

3 Mount Oriel, Saintfield Road, Belfast, BT8 6GR

Two storey office building comprising 1,411 sq ft

Lisney

Features

- Semi-Detached red brick building comprising 1,411 sq ft
- Excellent condition offices over 2 storeys
- Prominent location off the Saintfield Road

Location

The subject property is situated on the Mount Oriel road directly off the Saintfield Road opposite Newtownbreda Library. The surrounding area is predominantly residential and commercial in nature.

The Saintfield Road is a primary commuter route directly linking Belfast to Carryduff via Ormeau and Newtownbreda and connects to the major arterial A55 Ring Road. This dual carriageway links West Belfast and Crumlin to Knocknagoney and Holywood through South Belfast via Malone and Newtownbreda and East Belfast via Castlereagh and Belmont leading eventually to the tail end of the Sydenham Bypass and the A2.

In the direct vicinity are a range of amenities to include Forestside Shopping Centre, Newtownbreda Tesco Extra and Homebase. A large number of small professional practices and businesses also operate in the immediate area.

Destination	Distance (Miles)
Belfast City Centre	3
Forestside Shopping Centre	0.6
Belfast City Airport	6
M1 Motorway	4.5
Belfast international Airport	18





Boundary



Description

The subject property comprises a two storey semi-detached office building in excellent condition throughout. The property is of red brick traditional masonry construction under a pitched slate roof. Internally the property comprises a reception area, a number of small and larger offices and toilet facilities.

The ground floor consists of an entrance hallway, 3 no. offices with a comms room and a kitchen with boiler room.

The first floor comprises a meeting room, 4 no. offices, WC with two stalls and separate WC.

There is car parking to the front of the building for approximately 5 cars

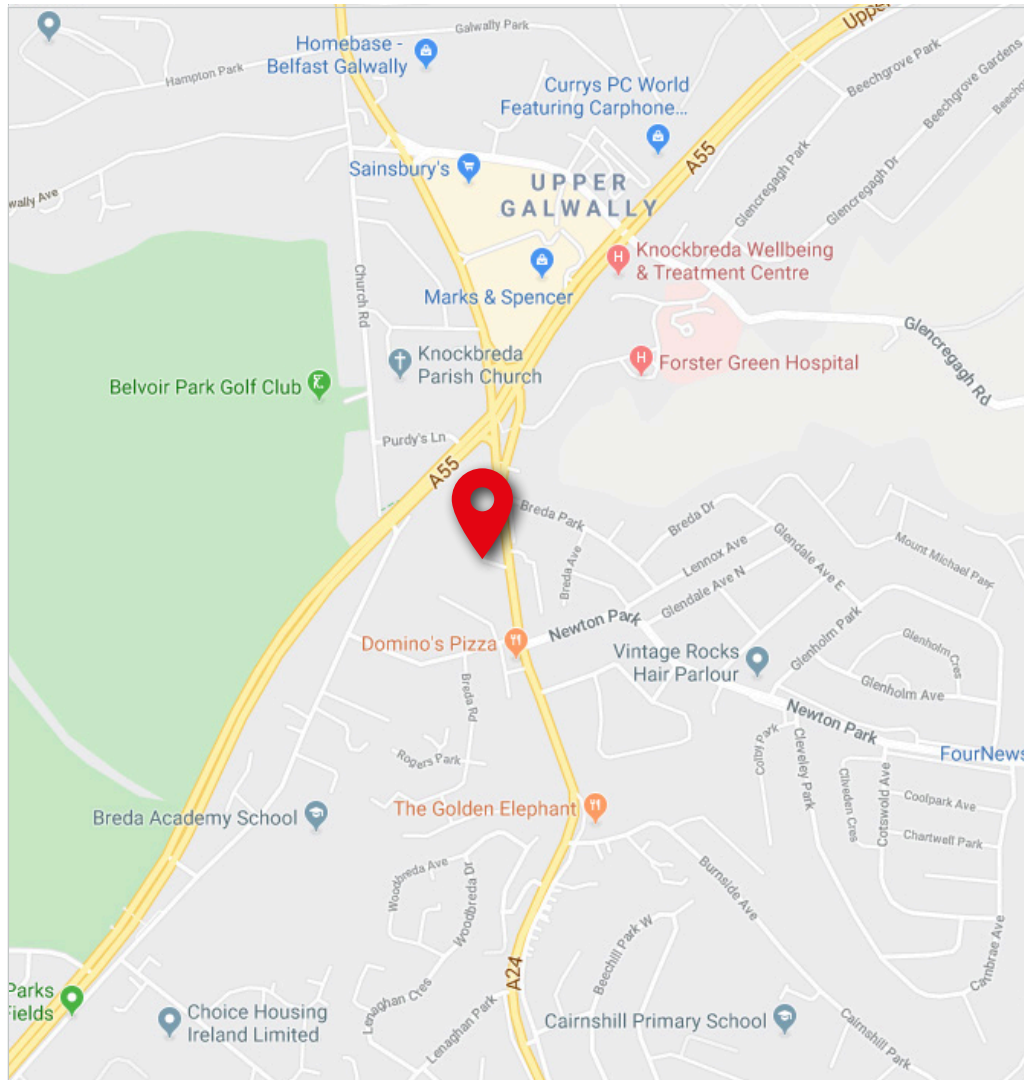
Accommodation

Sq M	Sq Ft
131	1,411

Planning

The building has full consent for office use ref. Y/1997/0424

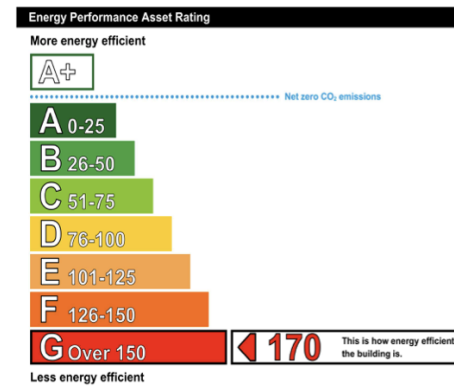




EPC

The property has an EPC rating of G170.

A full certificate is available on request.



Rent

£20,000 Per Annum.

Rates

NAV: £18,500

Rates in £ 2019/20: 0.614135

Rates Payable 2019/20: £10,485

VAT

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

Contact

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