

TO LET

First / Second Floor Office Units 23 Donegall Road, Belfast BT12 5JJ



Two modern Office Suites in City Centre Location at affordable rent

- Oil Fired Central Heating (costs shared)
- Own Side Entrance
- 100 yards from Shaftesbury Square

SIZE	Suite 1:	First Floor	Offices	269 sq.ft.	(25.0 sq.m.)
	Suite 2:	Second Floor	Offices	317 sq.ft.	(29.4 sq.m.)
		Shared Kitchen		79 sq.ft.	(7.4 sq.m.)
		Ladies and Gents W.C, one with Shower Room			

RENT	Suite 1:	£2,600 per annum
	Suite 2:	£3,750 per annum

VAT May be applicable to above

NAV	Suite 1:	£1,500	Rates payable 2016/17	£873.90
	Suite 2:	£1,350	Rates payable 2016/17	£786.51

These units should be eligible for Small Business Relief

LEASE By negotiation subject to minimum of 3 years

EPC C-68

VIEWING By appointment with Sole Agents 028 9042 4747



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