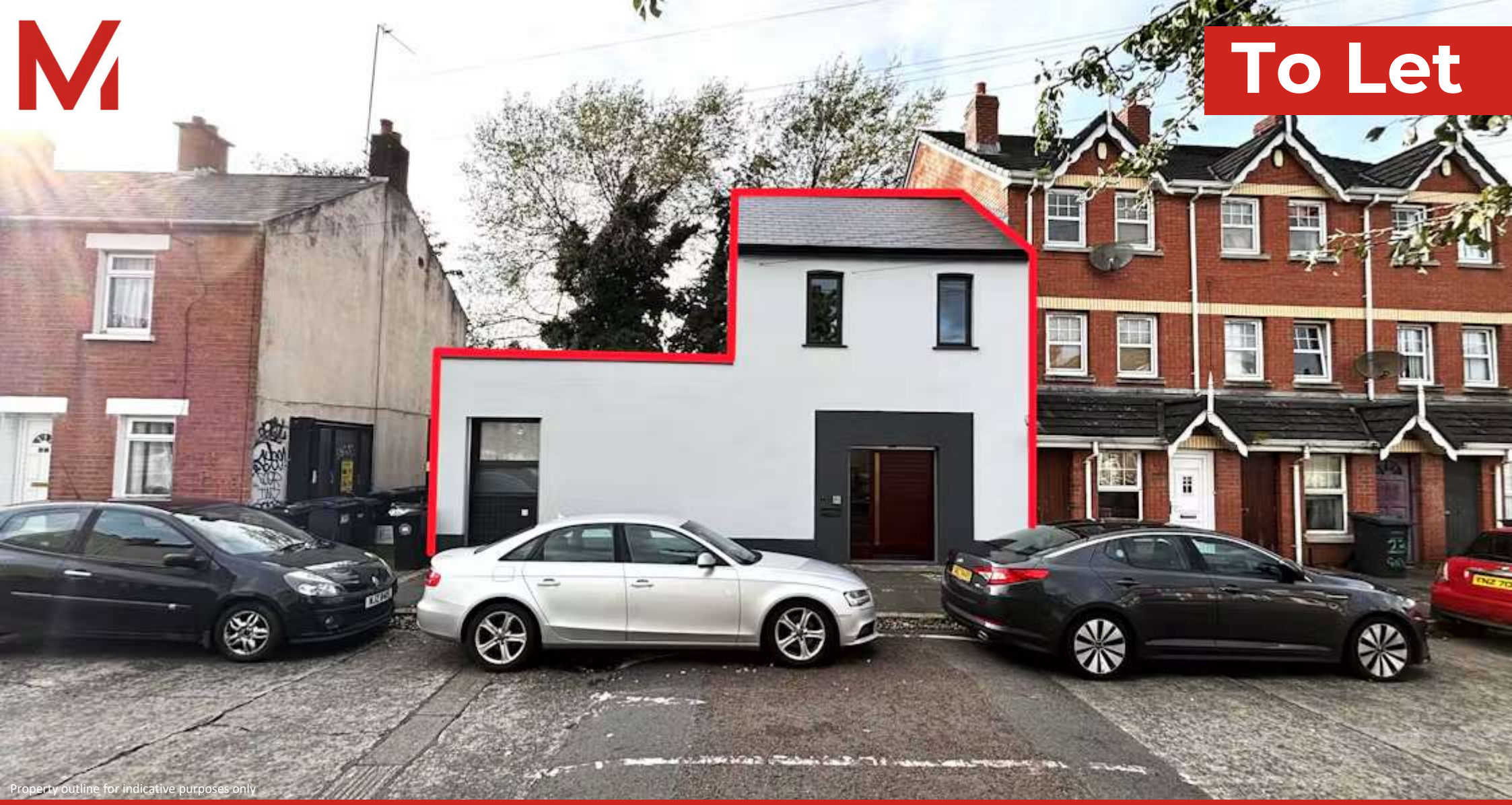


37–39 Great Northern Street

Belfast, BT9 7FJ

McConnell | JLL Alliance Partner

1,356 sq ft
125.98 SQ M

£12,500
PER ANNUM

Flexible Terms
12 month + term length available

028 9020 5900
mcconnellproperty.com

FURTHER DETAILS

37–39 Great Northern Street
Belfast, BT9 7FJ

SUMMARY

Availability	**To Let**
Size	**1,356 sq ft**
Rent	**£12,500 p.a.**
Lease	**From 12 months**
Rates Payable	**Approx. £2,882.32 pa**
VAT	**Not Applicable**

CONTACT & VIEWINGS



Greg Henry
07841 928670
greg.henry@mcconnellproperty.com



Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com

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LOCATION

The subject property is situated in a highly accessible and convenient location just off the Lisburn Road, one of Belfast's main arterial routes.

The property benefits from excellent transport links, with Belfast City Centre less than 10 minutes away by car, Adelaide train station nearby and regular bus services operating in the area.

The surrounding area comprises a mix of local shops, cafés and other amenities.

DESCRIPTION

The subject has been fully refurbished to a high standard, offering a mix of open plan and private office accommodation across ground and first floors. The external facade has been redecorated, and an intercom access system has been implemented in the building.

Internally, the property benefits from feature carpet tiles, exposed beams, feature lighting, ample sockets and CAT cabling. A modern kitchen/breakout space and W.C. facilities are also provided.

The property may suit a variety of uses, subject to any necessary planning consents.

SPECIFICATION

Flexible Lease Terms Available	**Open Plan Accommodation**	**Fully Refurbished**	**Available Immediately**

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Ground	1,130	105
1st	226	21
Total	**1,356**	**126**

GALLERY

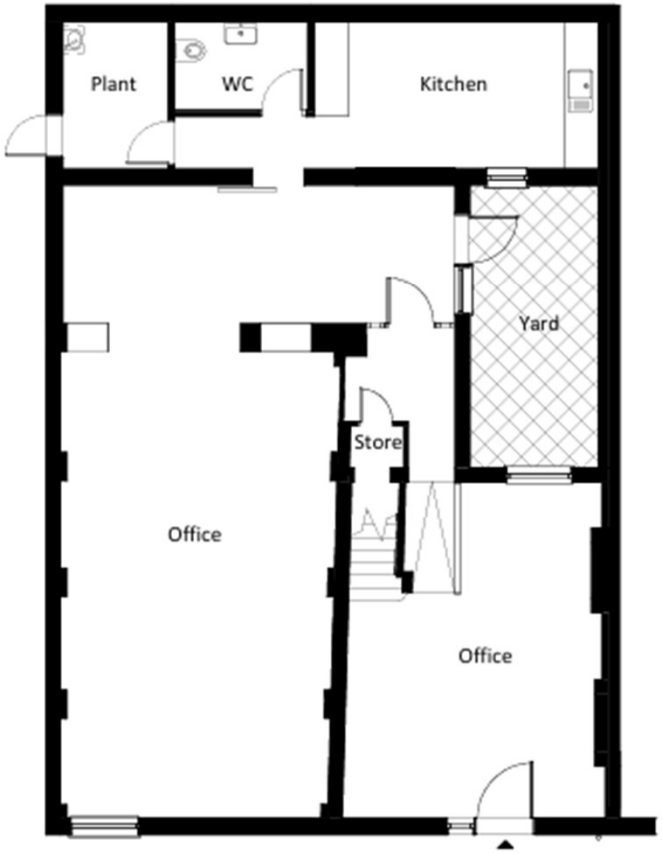




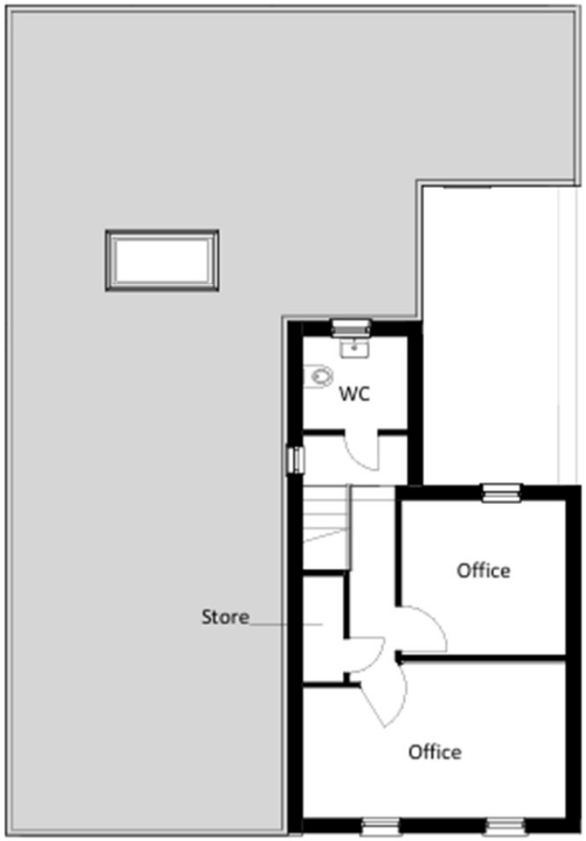




FLOOR PLAN



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100

NOT TO SCALE · FOR IDENTIFICATION ONLY

37–39 Great Northern Street

Belfast, BT9 7FJ

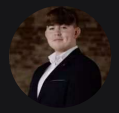
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TERMS

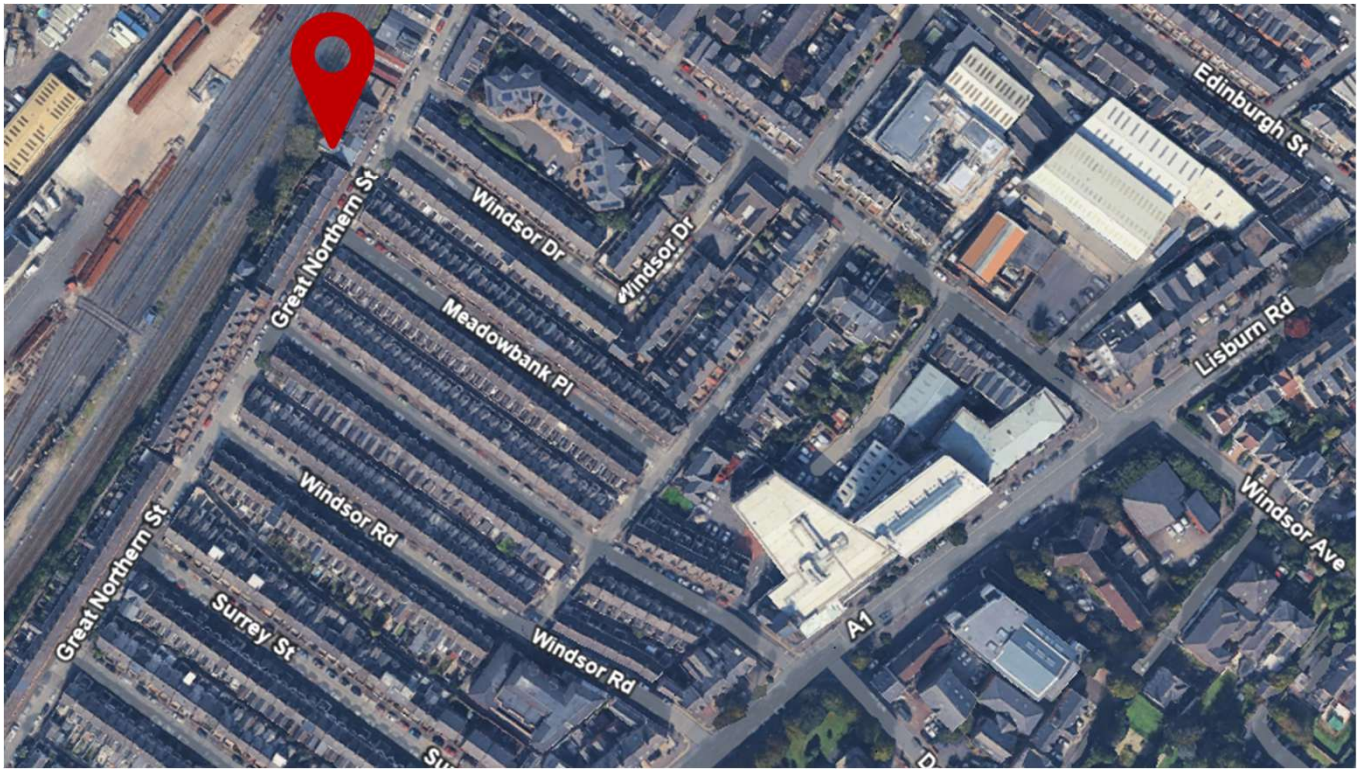
Rent	**£12,500 p.a.**
Lease	**New Lease**

McConnell | JLL Alliance Partner

028 9020 5900

mcconnellproperty.com

LOCATION



VIEWINGS

Viewing strictly by appointment with McConnell Property.

McConnell Property

1st Floor, Montgomery House
Montgomery Street
Belfast
BT1 4NX

Disclaimer: These particulars are issued subject to contract and are for general information only. They do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements and dimensions contained in these particulars.

Anti-Money Laundering: We are required to obtain evidence of the identity and proof of address of potential purchasers or lessees as part of mandatory anti-money laundering checks.