



1A Cabinhill Mews, Belfast, BT5 7AE

To Let | 842 sq ft

First Floor Office Accommodation

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £7,000 per annum
- Business rates: £2,958.82 per annum
- Service charge: £350 per annum
- VAT: Applicable

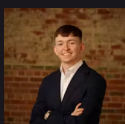
Further information

- [View details on our website](#)

Contact & Viewings



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Location

The property holds a prominent and highly visible / convenient position on the A2 Upper Newtownards Road approximately 4 miles from Belfast City Centre.

Some of the neighbouring occupiers include Churchill's Dry Cleaners, Winemark, Hastings Stormont Hotel, General Merchants and Little Beauty Box.

It is also adjacent to The Stormont Estate and benefits from high levels of both passing pedestrian and vehicular traffic / trade.



Description

First Floor Suite of c. 842 sq ft comprising 728 sq ft of office space plus a kitchen area of 114 sq ft.

The subject property is finished to include; plastered / painted walls, gas fired central heating system, double glazed windows, WC accommodation and kitchenette facility.

A communal CCTV system is installed which monitors the customer car parking area etc.

Accommodation

Name	sq ft	sq m
Unit	842	78.22
Total	842	78.22

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.

