



Unit 5A, The Blackstaff Stop

129 Springfield Road, Belfast, BT12 7AE

To Let Prominent Self-Contained First Floor Office Suites

436 to 1,504 sq ft
(40.51 to 139.73 sq m)

- Excellent first floor office suites occupying a prominent and highly visible position on the Springfield Road
- Suitable for a wide variety of uses subject to the necessary planning consents

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Summary

Available Size	436 to 1,504 sq ft
Rent	Rent on application
Rates Payable	£4.21 per sq ft
Rateable Value	£10,100
Service Charge	£1 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

The subject occupies a highly visible location within the busy Blackstaff Mill commercial complex. The premises is located in one of the city’s most popular residential locations and is easily accessible being situated on the Springfield Road which runs directly into Belfast City Centre.

Description

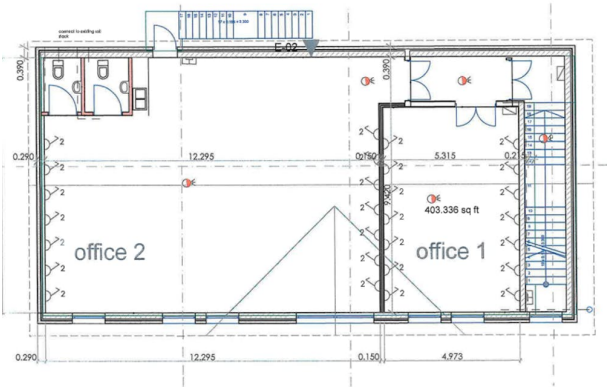
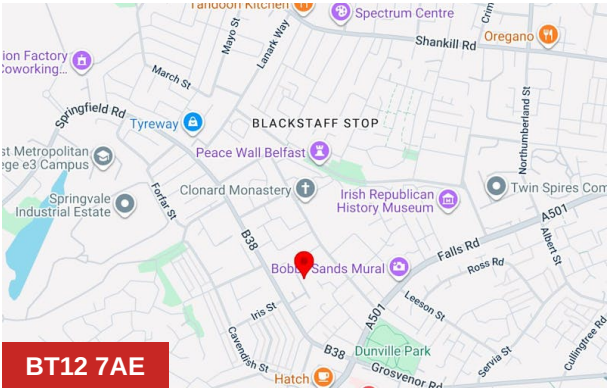
The office suites are located atop a parade of business units. Internally the property is fitted with a mixture of open plan office space and individual office / meeting rooms. Access is provided via a glazed aluminium framed pedestrian door with intercom access and roller shutter door.

Internally, the space is finished to include plastered & painted walls, suspended ceiling with integrated fluorescent lighting, perimeter trunking and carpeted floors.

The property also further benefits from kitchen and W.C facilities

Accommodation

Name	sq ft	sq m
1st - Office 1	436	40.51
1st - Office 2	1,021	94.85
1st - Communal Kitchen	47	4.37
Total	1,504	139.73



Viewing & Further Information



Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com