



37-39 Great Northern Street, Belfast, BT9 7FJ

To Let | 1,356 sq ft

To Let Self-Contained Office Accommodation

028 9020 5900
mcconnellproperty.com



**37-39 Great Northern Street,
Belfast, BT9 7FJ**

Summary

- Rent: £25,000 per annum
- Business rates: £2,882.32 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

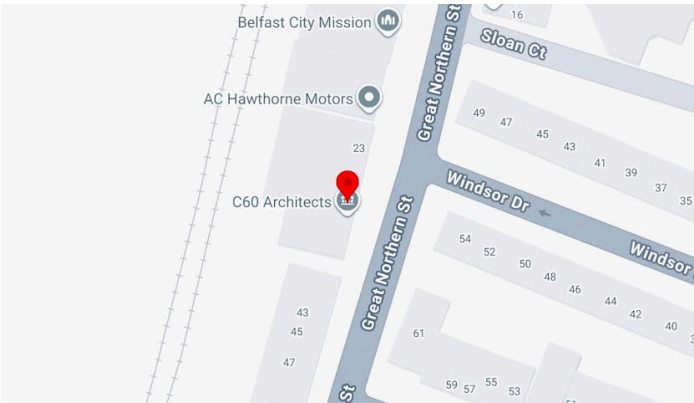


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Location

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 and regular bus services operating nearby.

The surrounding area is comprised of a mix of residential housing, 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 and an ample amount of sockets and CAT cabling.

The property further benefits from a modern kitchen/breakout space, and W.C. facilities.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,130	104.98	Available
1st	226	21	Available
Total	1,356	125.98	

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