42 Beechill Road, Belfast, BT8 7RL

To Let | 12,554 sq ft

To Let Fully Refurbished Office Accommodation

028 9020 5900
mcconnellproperty.com

42 Beechill Road, Belfast, BT8 7RL

Summary

- Rent: Rent on application
- Business rates: £78,324 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

Greg Henry
07841 928670
greg.henry@mcconnellproperty.com

Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com

028 9020 5900
mcconnellproperty.com

Location

The property is located approximately 3.5 miles south of Belfast City Centre off Newtownbreda Road and the A55 Outer Ring Road which affords easy access to the M1 (South) and the City Airport and Bangor (East). The property is situated in close proximity to the Lagan Valley Regional Park in a predominantly residential area.

Description

The property comprises a self-contained own door office building providing onsite car parking for 80 cars situated on a fully self-contained site with security controlled access and perimeter lighting.

Internally, the property has been refurbished to a very high standard, and the suite is currently configured predominantly open plan with 3 meeting rooms, two phone booths, tea point and a further coffee area / breakout space that benefits from direct access to an external paved area.

The accommodation is also fully fitted for end of trip facilities to include lockers, shower facilities and an excellent provision of both male / female and accessible WC facilities.

Accommodation

Name	sq ft	sq m	Availability
Building	12,554	1,166.30	Available
Total	**12,554**	**1,166.30**	

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.