

TO LET

# McCune Building, 1-7 Shore Road, Belfast



## Modern Office Suite

### Property Highlights

- Last remaining office suite of approx. 1,764 sq ft (164 sq m)
- Abundant on-site parking
- Ease of access to Belfast City Centre and the Motorway Network

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## Location / Description

Modern refurbished office accommodation located on the Shore Road approximately 3 miles (c. 5 minutes drive) from Belfast City Centre.

The building provides ground floor retail accommodation with two upper floors of open plan office suites with full height glazed elevations.

The accommodation is fully DDA compliant with a 13 person passenger lift to the upper floors. Internally the offices are fitted to include plastered and painted walls, carpeted floors, part plastered/suspended ceilings with a mix of recessed and surface mounted lighting.

The development benefits from on street parking to the front of the building, together with secure parking to the rear.

Other occupiers in the building include PDSA, City Vets, Arthritis Care, Northern Ireland Hotels Federation, Coloplast & Project Echo.

This well finished development offers a superb opportunity for occupiers to locate just minutes away from Belfast City Centre, whilst also providing ease of access to the motorway network.

## Accommodation

The premises provides the following approximate area:

Description	Sq Ft	Sq M
2 <sup>nd</sup> Floor - Suite 9	164	1,764

## Lease Details

<b>Term</b>	By negotiation.
<b>Rent</b>	£10.00 per sq.ft, per annum exclusive.
<b>Repairs</b>	Full repairing terms by way of a service charge.
<b>Insurance</b>	Tenants to reimburse the landlord In respect of a fair proportion of the buildings insurance premium.
<b>Service charge</b>	Levied to cover external repairs, maintenance and management of the common areas of the building.

## NAV

We have been advised by Land & Property Services that the NAV of Unit 9 is £10,100.

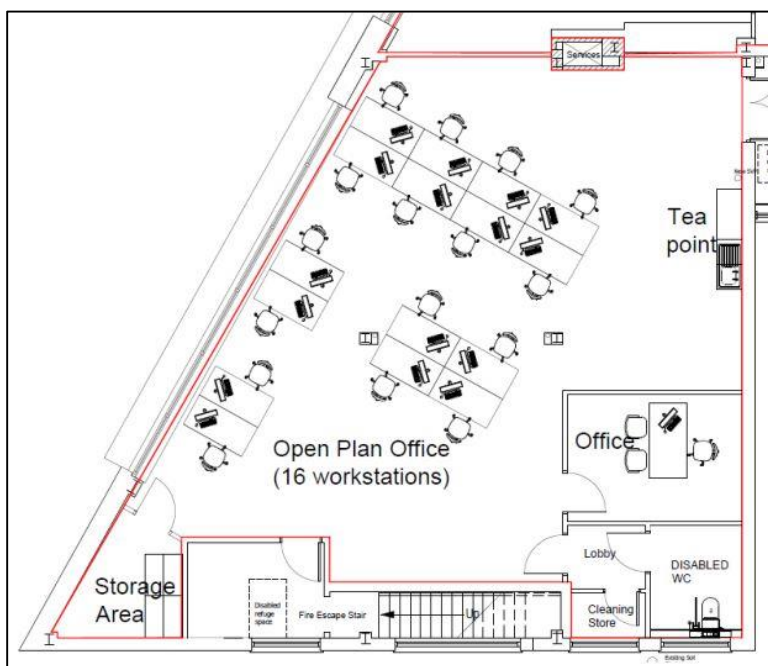
The commercial rate in the pound for Belfast 2018/2019 is 0.602803, resulting in rates payable of approx. £6,088.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

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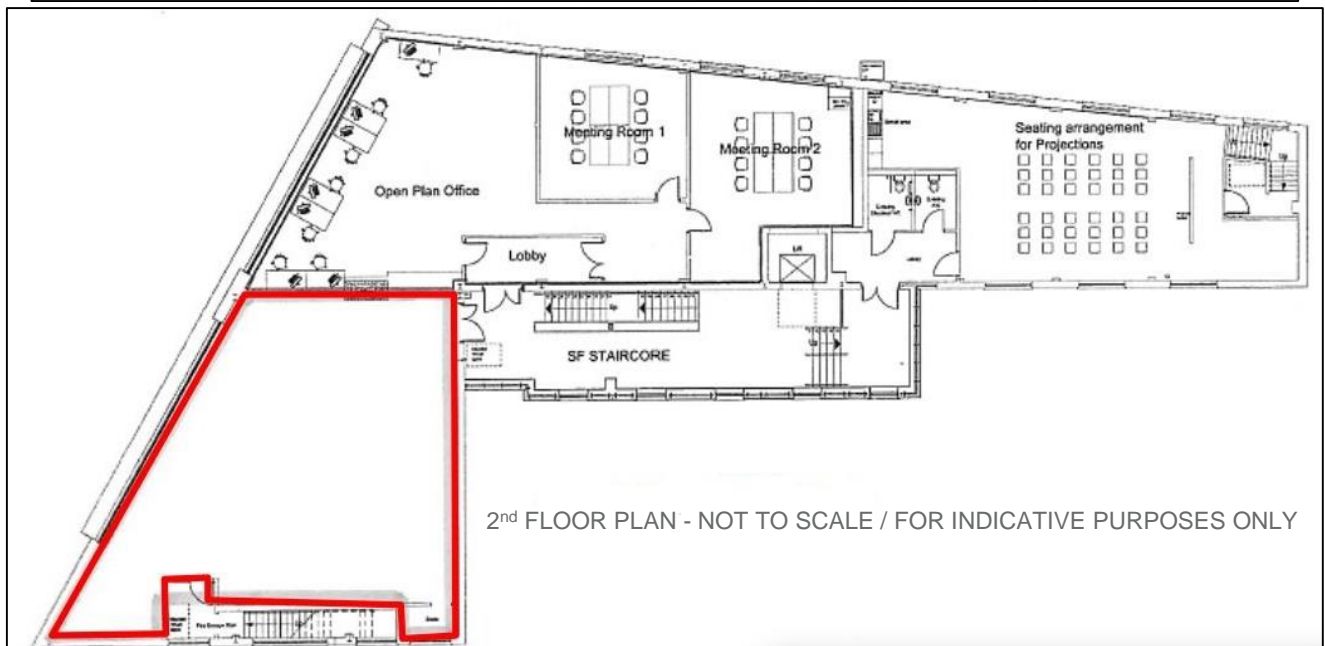
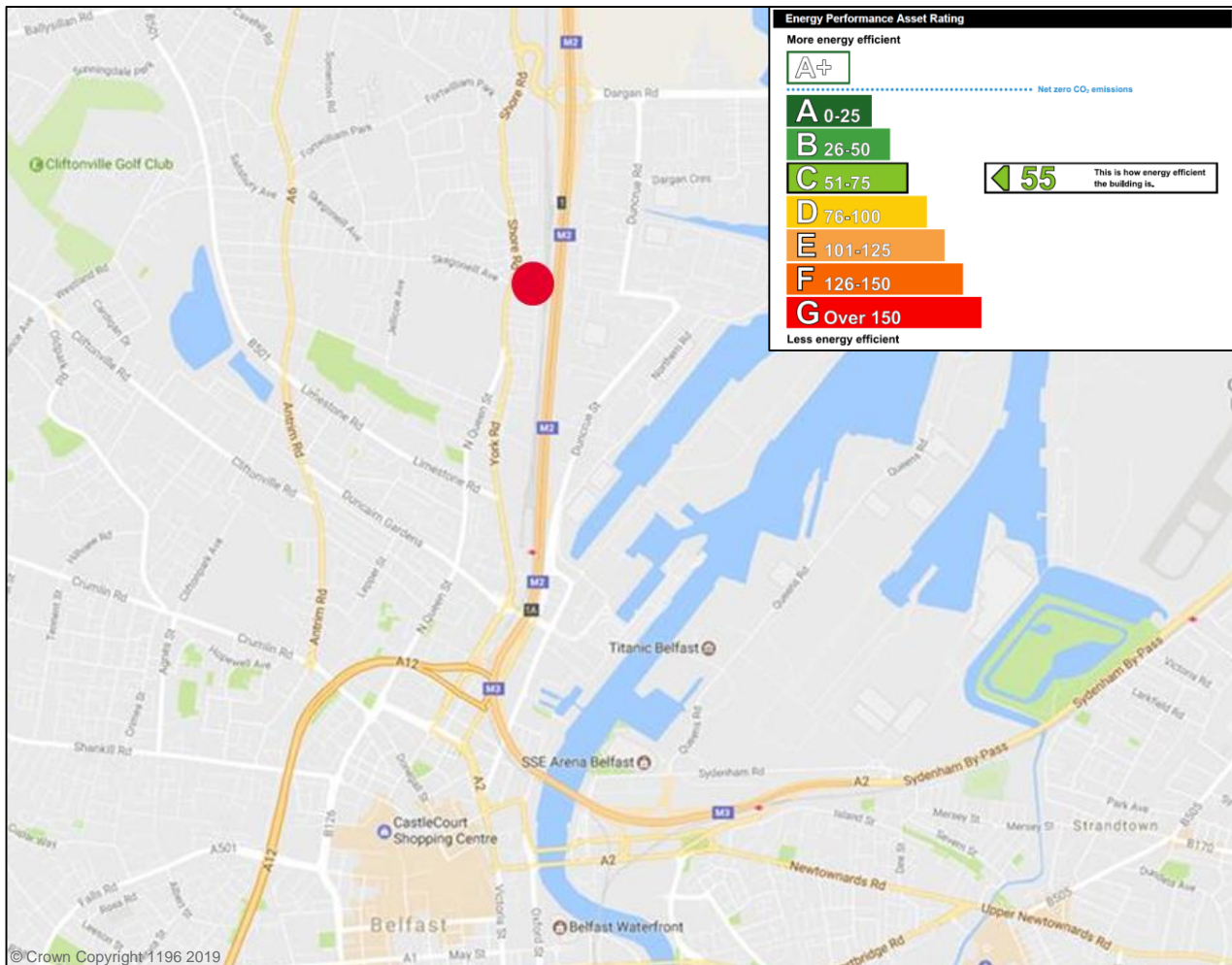
Sample Office Layout – Not to Scale





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