



**TO LET**

Ground Floor Offices in Suites to suit up to c. 3,850 sq ft

**Grove Street East, Belfast, BT5 5GH**





## LOCATION / DESCRIPTION

The subject accommodation is situated just off the Castlereagh Road and Beersbridge Road, in a highly accessible East Belfast location.

The property is located c. 2 miles from Belfast City Airport and benefits from a range of local amenities, services and public transport routes nearby.

The office accommodation is accessed via a shared lobby area and is fitted to a high specification to include suspended ceilings, with recessed strip lighting, air handling system, carpeted floor and raised access floors. The space is currently designed to provide an open plan office area along with a number of private meeting rooms and offices.

## ACCOMMODATION

Offices: c. 358 sq m (3,861 sq ft)

## LEASE DETAILS

TERM: Negotiable  
 RENTAL: £12.00 per sq ft (***Inclusive of rates, service charge, insurance and dedicated parking***)  
 REPAIRS / INSURANCE: Full internal repairing and insuring lease by way of a service charge contribution.  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

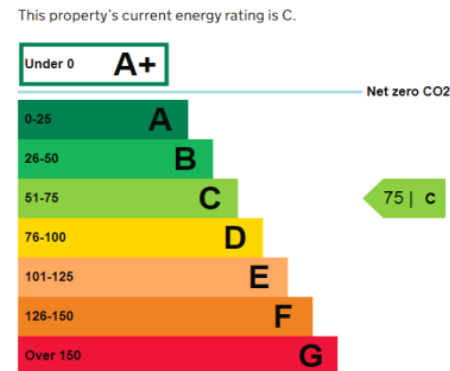
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Our Ref: IMcC/EC/7449



### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

