

TO LET

Stunning Studio / Loft Style Office Suite of c. 227 sq m (2,445 sq ft)

Suite 6, Alexander House

17 Ormeau Avenue, Belfast BT2 8HD



OKT
O'CONNOR KENNEDY TURTLE



LOCATION

Alexander House occupies a prominent location at the junction of Ormeau Avenue and Adelaide Street, in the heart of Belfast's Central Business District. Only minutes' walk from the City Centre, public transport links and contract parking available in the area in addition to on street metered parking for visiting clients.

4
MILES

DRIVE FROM
CITY AIRPORT

8
MINS

WALK TO
CITY CENTRE

1.3
MILES

DRIVE FROM M2
MOTORWAY

8
MINS

WALK TO BUS
/ RAIL STATION



DESCRIPTION

Stunning studio / loft style open plan office suite fitted to include raised access timber floors with 3 compartment trunking, original red brick walls, glazed offices with internal blinds, suspended spot and strip fluorescent lighting and feature cast iron columns together with gas fired and communal WCs and shower.

24/7 access with passenger lift and manned reception desk during business hours.



Rent

£14.00

Term

Negotiable.

Repairs

Effective full repairing and insuring lease.

Service Charge

Payable in respect of the costs of repair and maintenance of the common areas.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable

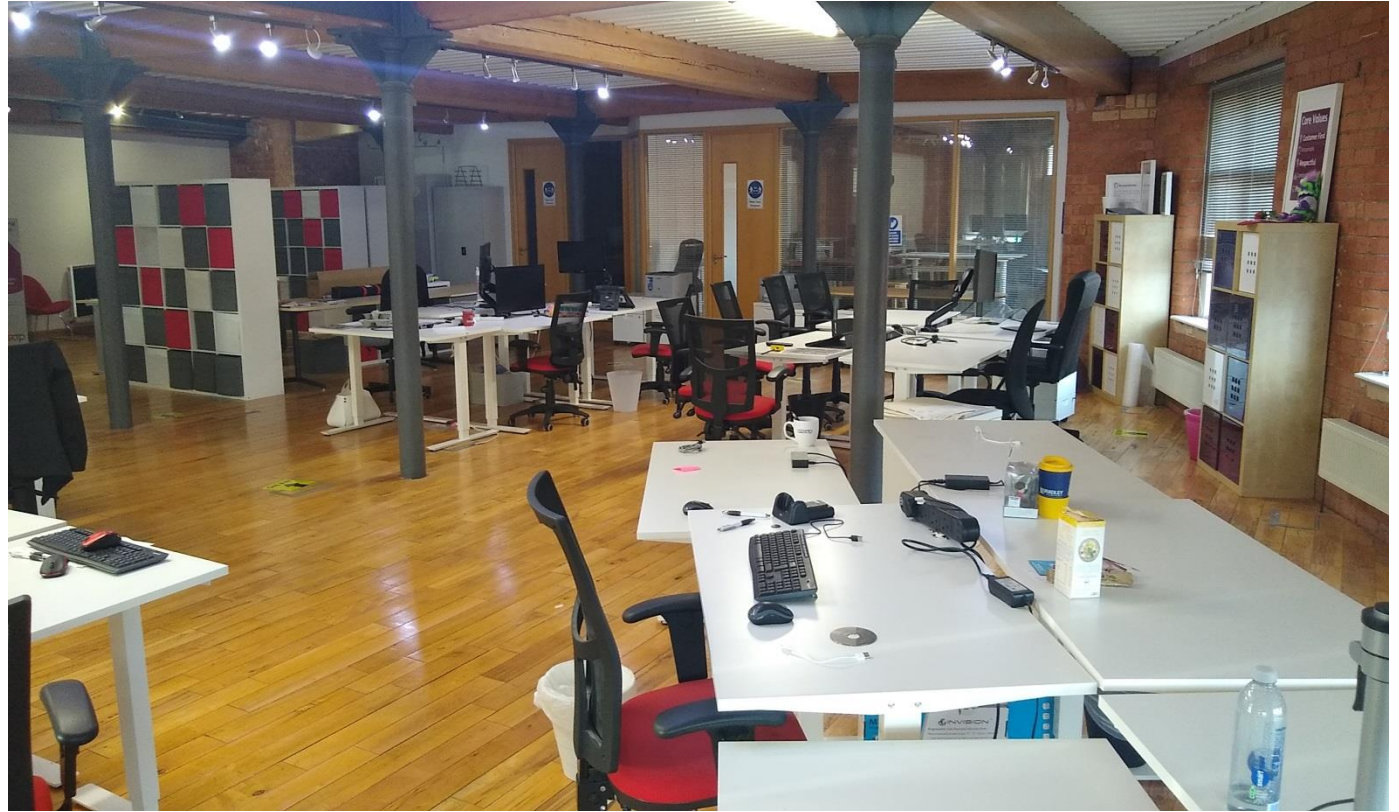
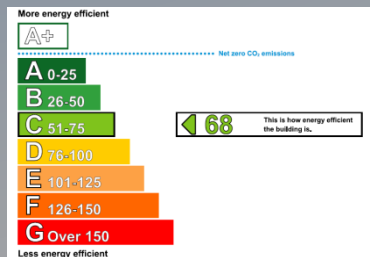
Rateable Value

We are advised that the NAV for the subject is £21,500. The commercial rate in the pound for 2022 / 2023 is £0.551045.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be payable.

EPC



ACCOMMODATION

SUITE 6

Comprising reception area, open plan office, 2 no. private offices, meeting room and kitchen

c. 323 sq m

2,500 sq ft



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with agents:



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle

22 Adelaide Street, Belfast BT2 8GD

T: 028 9024 8181 | E: iain.mccabe@okt.co.uk

Contact: Iain McCabe

Ref | 7024



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