TO LET

MODERN OFFICE SUITE with on site carparking

1 BOUCHER CRESCENT
BOUCHER ROAD
BELFAST
BT12 6HU

c. 108 M² (1,165 FT²)

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS CHARtered Surveyors

Callender House,
58–60 Upper Arthur Street,
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– Good quality first floor office suite with black anodised aluminium window frames, suspended ceiling with inset fluorescent light diffusers, OFCH, kitchen and toilet accommodation, shared ground floor entrance hall (with Enterprise car rental) and on site parking for 4 cars within secure shared service area.

– A secure site in a highly accessible location within the greater Boucher Road area with its retail and retail warehouse parks, car showrooms and business and trade warehouse units.

– Neighbouring occupiers include Robinson Interiors, Tile Factory Outlet, Top Petrol Station with Centra shop, Charles Hurst, Isaac Agnew Porsche Centre, BMW Bavarian, Mini Bavarian, Volvo SMW, Meryvn Stewart Skoda, Balmoral Plaza and Boucher Retail Park.
TO LET

MODERN OFFICE SUITE
1 Boucher Crescent, Boucher Road, Belfast

LEASE DETAILS

Term:
Negotiable, subject to 5 yearly rent reviews.

Rent:
£15,000 p.a., plus rates.

Repairs & Insurance:
Tenant responsible for internal repairs. A service charge will be levied to cover a fair proportion of the external repairs, upkeep of common areas, insurance and management fees. Estimated at £2,000 per annum.

SECURITY DEPOSIT
The tenant will be required to pay a deposit equivalent to 3 months rent, as security in case of default.

POSSESSION
Immediately available.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Entrance Hall shared with Enterprise Rent-a-car</th>
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</thead>
<tbody>
<tr>
<td>First Floor Office Suite</td>
<td></td>
</tr>
<tr>
<td>Reception/General Office</td>
<td>– c. 25.6 m² (276 ft²)</td>
</tr>
<tr>
<td>Office 1</td>
<td>– c. 21.7 m² (234 ft²)</td>
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<tr>
<td>Office 2</td>
<td>– c. 19.8 m² (213 ft²)</td>
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<tr>
<td>Office 3</td>
<td>– c. 12.6 m² (136 ft²)</td>
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<tr>
<td>Office 4</td>
<td>– c. 13.3 m² (143 ft²)</td>
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<tr>
<td>Office 5</td>
<td>– c. 13.5 m² (145 ft²)</td>
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<tr>
<td>Kitchen</td>
<td>– c. 1.7 m² (18 ft²)</td>
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<tr>
<td>Lobby &amp; Toilet</td>
<td></td>
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<tr>
<td>Total</td>
<td>– c. 108.2 m² (1,165 ft²)</td>
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<tr>
<td>Exterior</td>
<td>Secure yard with parking for 4 cars</td>
</tr>
</tbody>
</table>

RATES INFORMATION

Rateable Value £9,500
Rate in £ 2016/17 = 0.5826
Rates payable 2016/17 = £4,428

(inc. 20% Small Business Rates Relief)

VAT
The premises are registered for VAT and accordingly VAT will be charged on all rentals and outgoings.

EPC

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