



O'Connor
Kennedy
Turtle

For Sale

Northland House

3 – 5a Frederick Street, Belfast

Prestigious Cathedral Quarter Office Building with Re-Development Potential

Chartered Surveyors
Property Consultants

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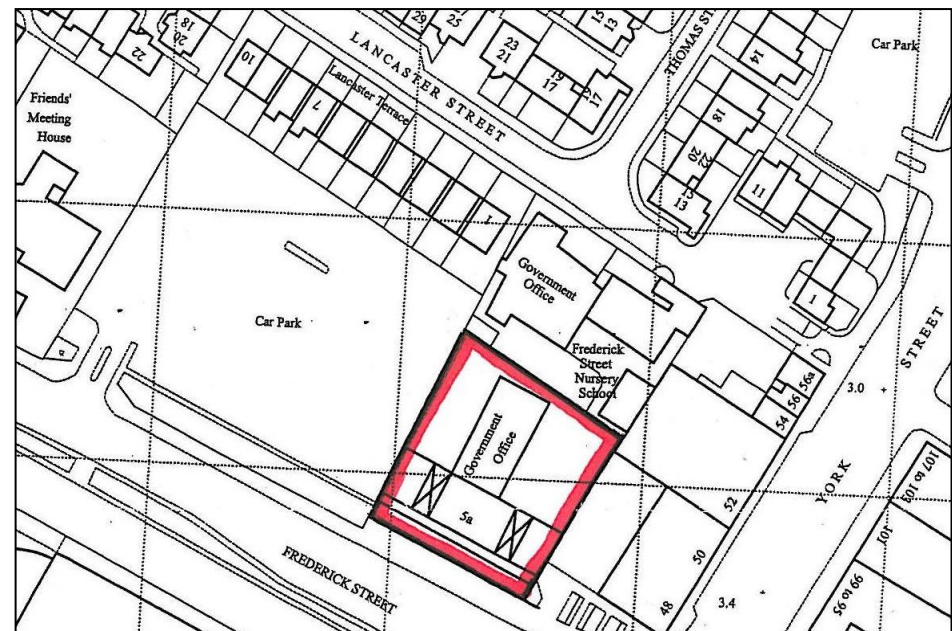
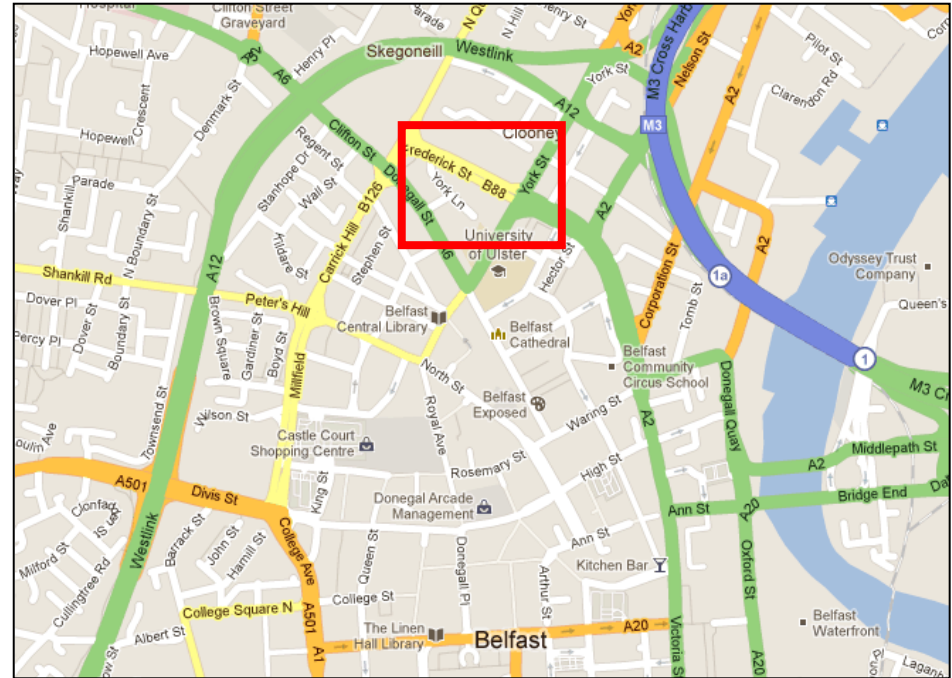
Northland House, 3 – 5a Frederick Street, Belfast

Location:

- ❑ The subject prominently sits on a gateway location with Belfast's Cathedral Quarter on the edge of the City Centre.
- ❑ Situated on Frederick Street opposite the Interpoint Building which is the location for the proposed extension to the University of Ulster's Belfast Campus.
- ❑ Located within easy access to the Province's main transport routes / road networks via the nearby M1, M2 & M3 Motorways.
- ❑ Only c. 3 miles from George Best Belfast City Airport and c. 25 miles from Belfast International Airport.
- ❑ Easily accessible to the City Centre's main shopping hub and its abundance of residential, restaurant, leisure & nightlife amenities.

Description:

- ❑ The subject comprises of a 1960's six storey office building on a site of c. 0.4 acres (0.16 ha).
- ❑ The ground floor comprises reception, storage and plant rooms, with the upper floors providing a mixture of open plan and private office accommodation.
- ❑ The accommodation is generally fitted to include air conditioning, suspended ceilings with recessed strip lighting, carpeted flooring and kitchens with WC facilities on each floor and is served by 2 No. passenger lifts and a goods lift.
- ❑ Ideally suited, in its current format, for a large scale office user whilst also having obvious re-development potential for a mixed office and student housing development to cater for the proposed University Campus.
- ❑ **Please note the subject also benefits from c. 35 on site car parking spaces.**



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Accommodation (G.I.A.):

GROUND FLOOR:	c. 325 sq m	(3,498 sq ft)
FIRST FLOOR:	c. 573 sq m	(6,168 sq ft)
SECOND FLOOR:	c. 584 sq m	(6,286 sq ft)
THIRD FLOOR:	c. 601 sq m	(6,469 sq ft)
FOURTH FLOOR:	c. 532 sq m	(5,727 sq ft)
FIFTH FLOOR	c. 526 sq m	(5,662 sq ft)
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TOTAL	c. 3,141 sq m	(33,810 sq ft)



Sales Details:

PRICE: Offers in the region of £1.5M (One Million Five Hundred Thousand Pounds)

TITLE: We are advised that the property is held freehold.



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NAV:

We are advised by the Land and Property Services website that the NAV is £161,000. The commercial rate in the pound for 2013 / 2014 is £0.600436.

VAT:

All prices, outgoings etc quoted are exclusive of, but may be subject to VAT.

EPC (Energy Performance Certificate):

Information pending.

Viewing / Further Information:

Strictly by appointment with Agents:

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22 Adelaide Street
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Website: www.okt.co.uk

Our Ref: AMcK/JP/6453



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