

FOR SALE

3RD FLOOR OFFICE SUITE, BOTANIC HOUSE,
1-5 BOTANIC AVENUE, BELFAST, BT7 1JG

Campbell
Commercial

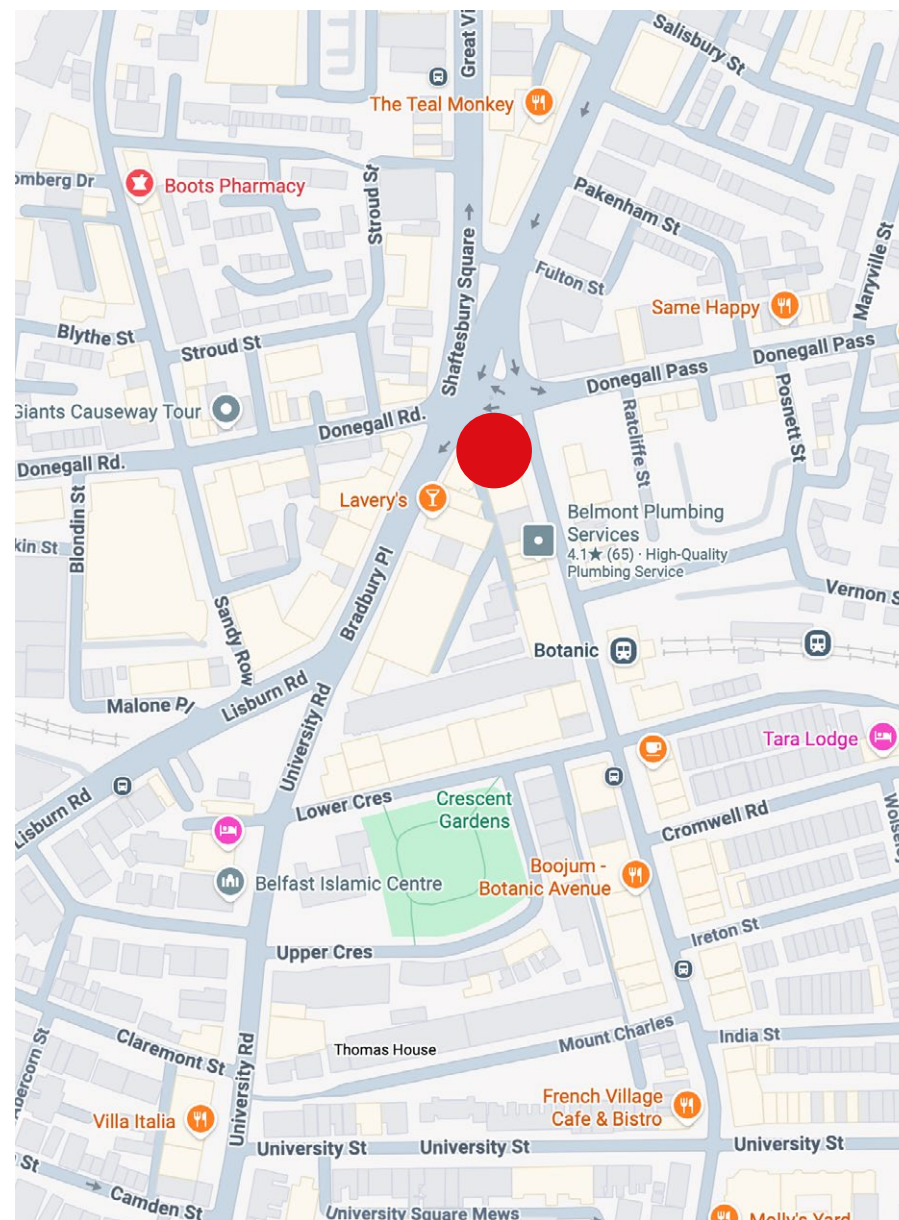
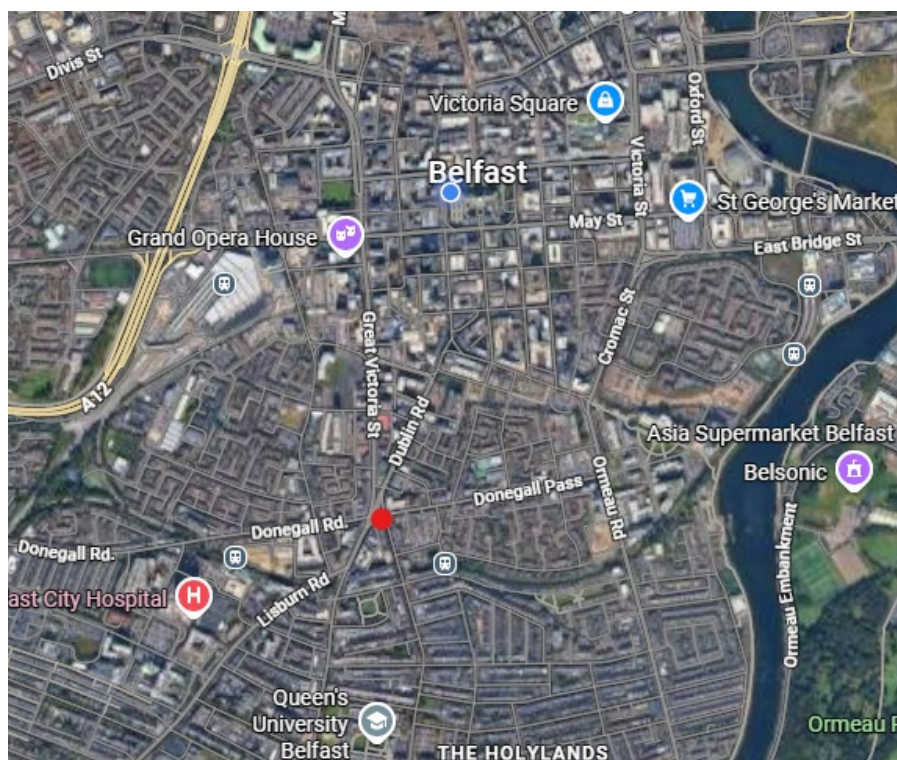
028 9024 9024



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LOCATION

Botanic House enjoys a strategic location in the heart of Belfast's Queen's Quarter, approximately 0.8 from Belfast City Centre. Prominently situated on the bustling Botanic Avenue at the busy junction of Botanic Avenue, Shaftesbury Square, Dublin Road, Great Victoria Street and Bradbury Place, the property benefits from exceptional prominence and accessibility. The location is exceptionally well served by public transport, with numerous Metro bus routes passing directly adjacent to the property and both Botanic Railway Station and City Hospital Railway Station located within a short walking distance, providing convenient access across Belfast and beyond. Queen's University Belfast, Belfast City Hospital and Botanic Gardens are all nearby, further enhancing the appeal of this highly connected city location.



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DESCRIPTION

The office suite comprises a well-presented and highly adaptable workspace arranged to provide a number of private offices together with circulation space and a small kitchenette. Benefitting from excellent natural light, carpeted floors, perimeter trunking and central heating, the accommodation offers a comfortable and efficient working environment suitable for a range of office, training, educational or community uses. The flexible layout allows occupiers to configure the space to meet their specific requirements while enjoying bright accommodation within a prominent city location.

ACCOMMODATION

The following areas have been calculated:

Description	Sq M	Sq Ft
3rd Floor Office Suite	94.1	1,012

NAV

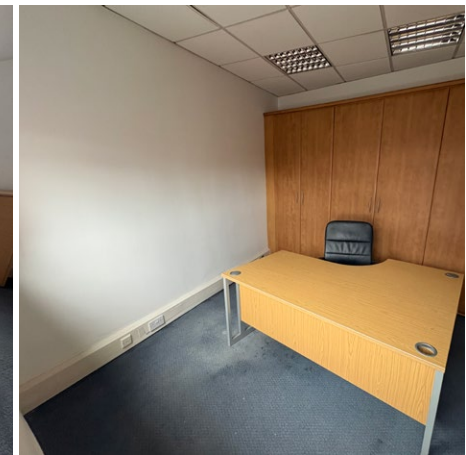
Floor	NAV	Estimated Bill
3rd Floor Office Suite	£9,050	£5,885

LEASE DETAILS

Rent:	£10,500 per annum exclusive
Term:	Negotiable
Service Charge:	Tenants responsible for a fair proportion of the overall service charge of the building.
Insurance:	Tenants are responsible for a fair portion of the communal insurance.

VAT

Prices and outgoings do not include VAT which may be chargeable





For viewing appointments please contact:

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EPC

Awaiting EPC

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