

TO LET

McCune Building, 1-7 Shore Road,
Belfast



McCombe Pierce



Modern Office Suites

Property Highlights

- Accommodation available from approx. 1,251 sq ft (116 sq m) to 5,110 sq ft (475 sq m).
- Abundant on-site parking.
- Ease of access to Belfast City Centre and the Motorway Network.

For more information, please contact:

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Or Joint Agents:

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Location

- ❑ Modern refurbished office accommodation located on the Shore Road approx 3 miles (c. 5 minutes drive) from Belfast City Centre.
- ❑ The building provides ground floor retail accommodation with two upper floors of open plan office suites with full height glazed elevations.
- ❑ The accommodation is finished to an excellent standard with a 13 person passenger lift. Internally the offices are fitted to include plastered and painted walls, carpeted floors, part plastered/suspended ceilings with a mix of recessed fluorescent lighting and surface mounted strip lights.
- ❑ The development benefits from on street parking to the front of the building, together with secure parking to the rear.
- ❑ This well finished development offers a superb opportunity for occupiers to locate just minutes away from Belfast City Centre, whilst also providing ease of access to the motorway network.
- ❑ Landlord may sub-divide/open up accommodation to suit individual occupiers requirements with enhanced fit outs available by negotiation.

Accommodation

The property provides the following approximate areas:

Description	Sq M	Sq Ft
Ground Floor		
Retail Unit 1	LET	PDSA
Retail Unit 2	LET	St John Ambulance
Retail Unit 3	LET	City Vets
First Floor		
Suite 4	LET	Arthritis Care NI
Suite 5	LET	NI Hotels Federation
Suite 6	LET	AGREED
Second Floor		
Suite 7	195	2,095
Suite 8	116	1,251
Suite 9	164	1,764
	475	5,110

Lease Details

Term	By negotiation.
Rent	£10.00 per sq ft.
Repairs	Full repairing terms by way of a service charge.
Insurance	Tenants to reimburse landlord with proportionate liability of buildings insurance premium.
Service Charge	A service charge will be levied to cover the cost of maintaining and repairing the exterior and common areas.

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NAV

Unit 7: £12,500

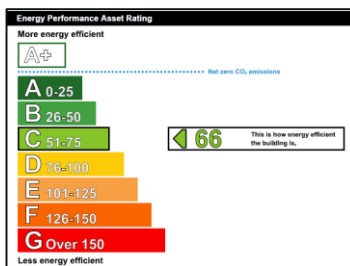
Unit 8: £ 6,900

Unit 9: £10,100

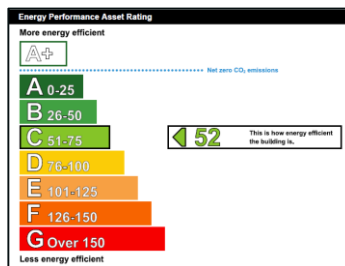
The commercial rate in the pound for 2017/2018 is 0.592681.

EPC

Suite 7



Suite 8



Suite 9



VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

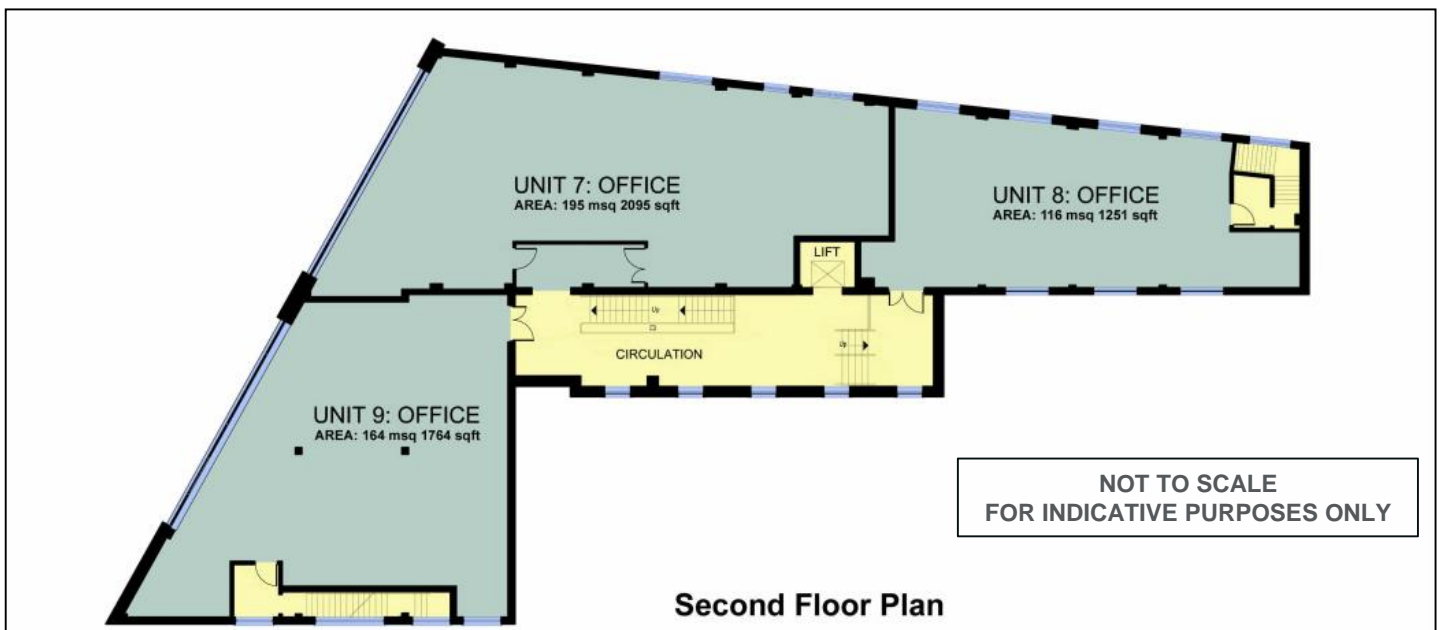
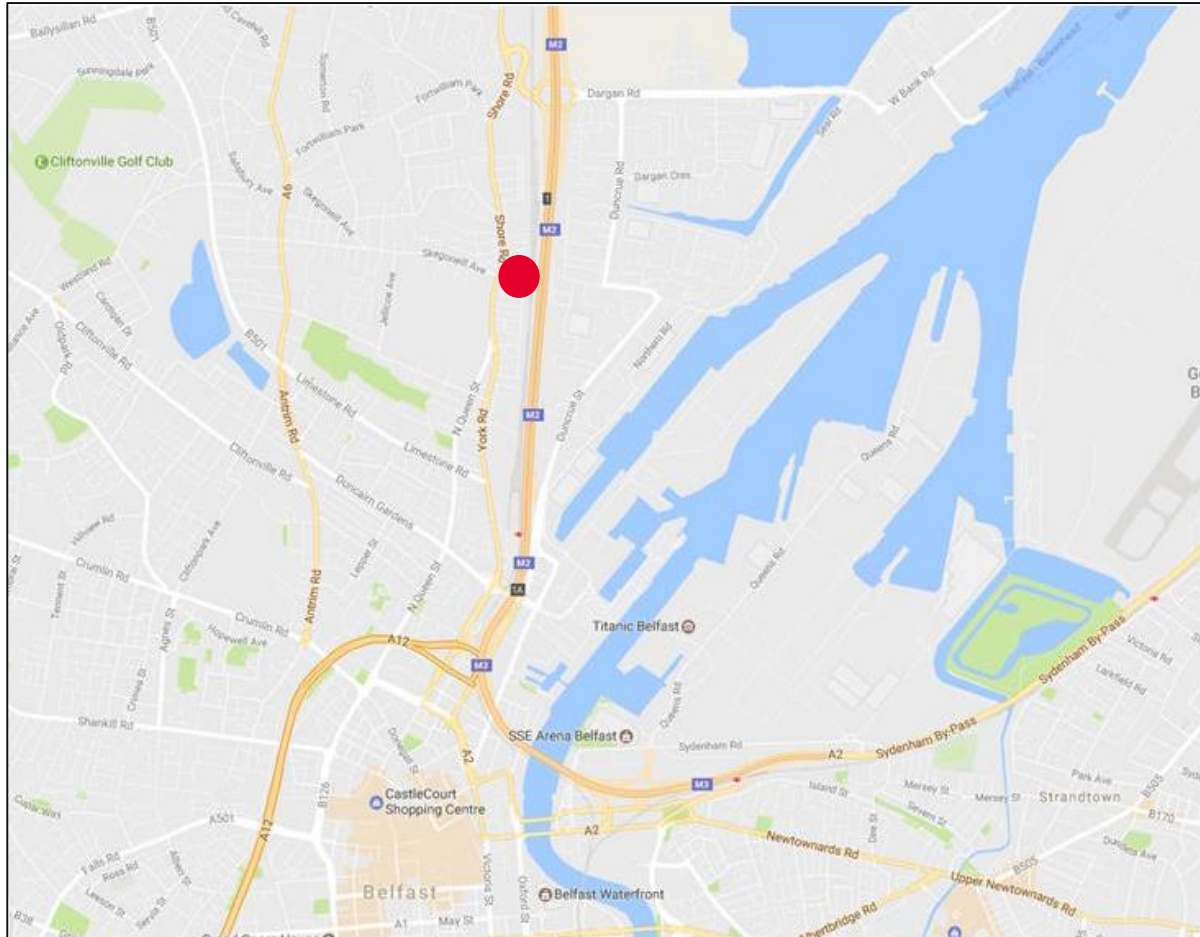


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