



TO LET

Prominent First Floor Suite

First Floor, 463 Ormeau Road, Belfast, BT7 3GR

- First floor office suite 2,777 sq ft (258 sq m).
- Suitable for a variety of uses.
- Approximately 1 mile from the city centre.
- Modern mixed use commercial property.

Location

The property occupies a prominent position in a busy parade on the Ormeau Road approximately 1 mile from the city centre on one of Belfast's main arterial routes.

The area benefits from excellent transportation links to the city centre and the A55 outer ring. The immediate vicinity exhibits a mix of retail and high density residential benefitting from significant pedestrian and vehicular traffic.

Neighbouring occupiers include Belvoir, Subway, The Shed Bistro, Mortgage Solutions and the 'Residence' development opposite.

Description

Carroll House is a modern mixed-use commercial property. The floor is finished to a good standard. The unit was previously utilised as a large open plan office with meeting room, store, kitchen and server room.

The accommodation is accessed via a communal door shared with Belvoir, with entry phone system. The space also benefits from an additional side access off Whitehall Gardens. The large aluminium windows provide great advertising and branding opportunities.

Contemporary finishes include:

- suspended ceiling
- kitchen
- perimeter trunking
- gas fired central heating

Rates

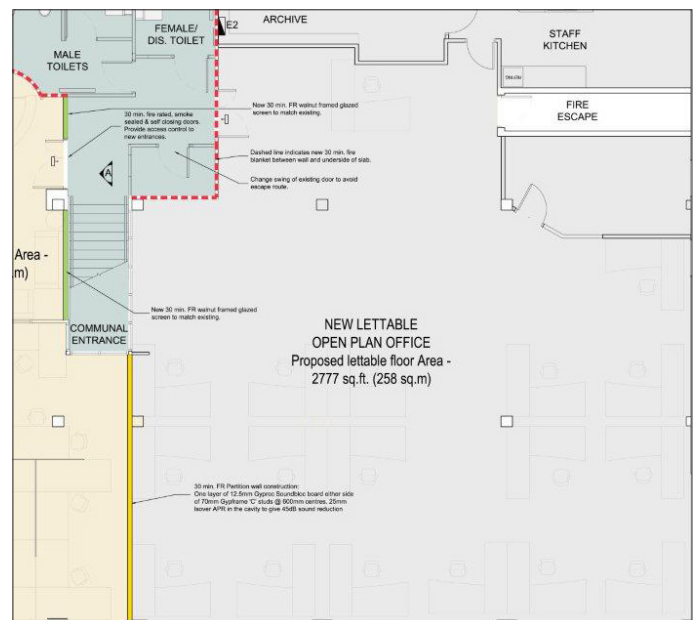
We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £22,300
Estimated Rates Payable 2025/26: £13,973

Accommodation

Description	Sq Ft	Sq M
First Floor (part)	2,777	258

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



LEASE DETAILS

Term: Negotiable
Rent: On application
Repairs: Full repairing and insuring

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

C68. Full EPC certificate available on request.



savills.ie

Mark Carron
mark.carron@savills.ie
+44 (0) 28 9027 0016

Faith Rodgers
faith.rodgers@savills.ie
+44 (0) 28 9027 0047



JOINT AGENT
Robert Toland
robert.toland@cushwake-ni.com
+44 (0) 28 9023 3455

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. Rents quoted in these particulars may be subject to VAT in addition.