



TO LET

## Ground Floor Office Space

**Springboard Business Centre, 96 Beechill Road, Belfast, BT8 7QN**

- Located on the Beechill Road, approximately 4 miles south of Belfast city centre.
- Surrounding tenants include; Autism Initiative, Boots UK and Christian Aid.
- Modern office building with dedicated car parking.

## Location

The subject offices are located in Springboard Business Centre, Beechill Business Park which is situated off the Beechill Road. The road itself links the A24 Saintfield Road and the A55 Outer Ring, approximately 4 miles south of Belfast city centre.

Neighbouring occupiers include Scripture Union, Boots UK, Tesco, Christian Aid and Autism Initiative.

## Description

The premises consists of a communal reception area, 2 ground floor offices and WC/kitchen facilities. The first floor of the subject is currently occupied by Scripture Union.

Internally the offices are finished to a good standard, featuring carpet flooring, plastered and painted walls and suspended ceilings with integrated LED lighting throughout.

## Rates

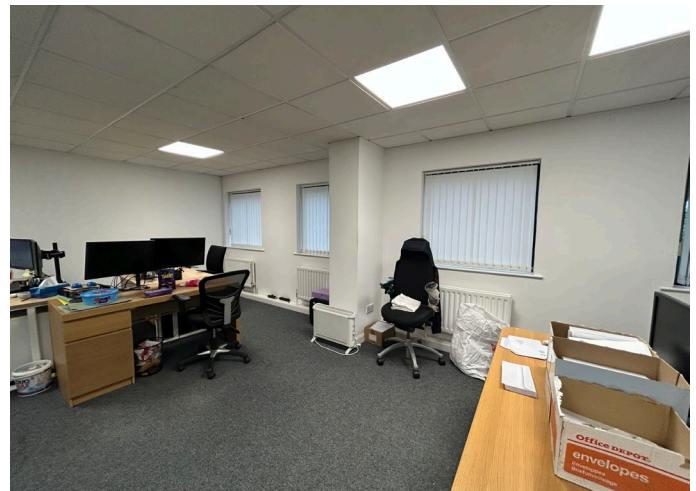
We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £7,750  
**Estimated Rates Payable 2025/26:** £4,388

## Accommodation

Description	Sq Ft	Sq M
<b>Total</b>	<b>706</b>	<b>65.61</b>

*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:** £15,000 per annum exc.

*Rental figure is inclusive of service charge however other utilities will be the responsibility of the tenant. Incentives available subject to lease length and covenant strength.*

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## VAT

The property is not VAT registered therefore VAT will not be payable on the rent.

**Ciaran McCarthy**  
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## EPC

C53. Full EPC certificate available on request.

### IMPORTANT NOTICE

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