



TO LET

Excellent Office Suites

Unit 5, College House, Citylink Business Park, Belfast, BT12 4HQ

- Located in Citylink Business Park.
- Excellent transport links with Grand Central Station within five minutes walk.
- Space available from 429 sq ft - 1,349 sq ft.

Location

The subject property is located in Citylink Business Park accessed by Durham Street/Albert Street and also from Grosvenor Road. The park benefits from excellent transport links with the wider road network being easily accessible. In addition the main transport hub at Great Victoria Street is within five minutes walk.

The other floors within the property are occupied by PML Group, with a range of occupiers in the park including The Community Foundation for Northern Ireland and Connswater Homes.

Description

The property consists of a 3 storey purpose built office building. The available accommodation consists of one suite on the ground floor and one suite on the first floor. Finishes within the property include:

- Carpeted floors
- Plastered and painted walls
- Incorporated lighting
- Perimeter trunking
- Gas fired central heating
- Self contained kitchen
- Shared male/female and disabled WC's

Please note the first floor is accessed by stairs. On site car parking is available by way of negotiation.

Rates

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

Net Annual Value: £13,500
Estimated Rates Payable 2025/26: £8,459

Accommodation

Description	Sq Ft	Sq M
Ground Floor	920	85.5
First Floor	429	40
Total	1,349	125.5

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
Service Charge & Insurance: The tenant will be responsible for a fair proportion of service charge and building insurance.
Utilities: The gas and electricity bills are split between the occupiers.

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VAT

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

EPC

C65. Full EPC certificate available on request.

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