

FOR SALE

Knockbreda House

414 Ormeau Road, Belfast BT7 3HY

Prime office space 3,339 sq ft



savills

414
KNOCKBRED A
HOUSE
PARKING

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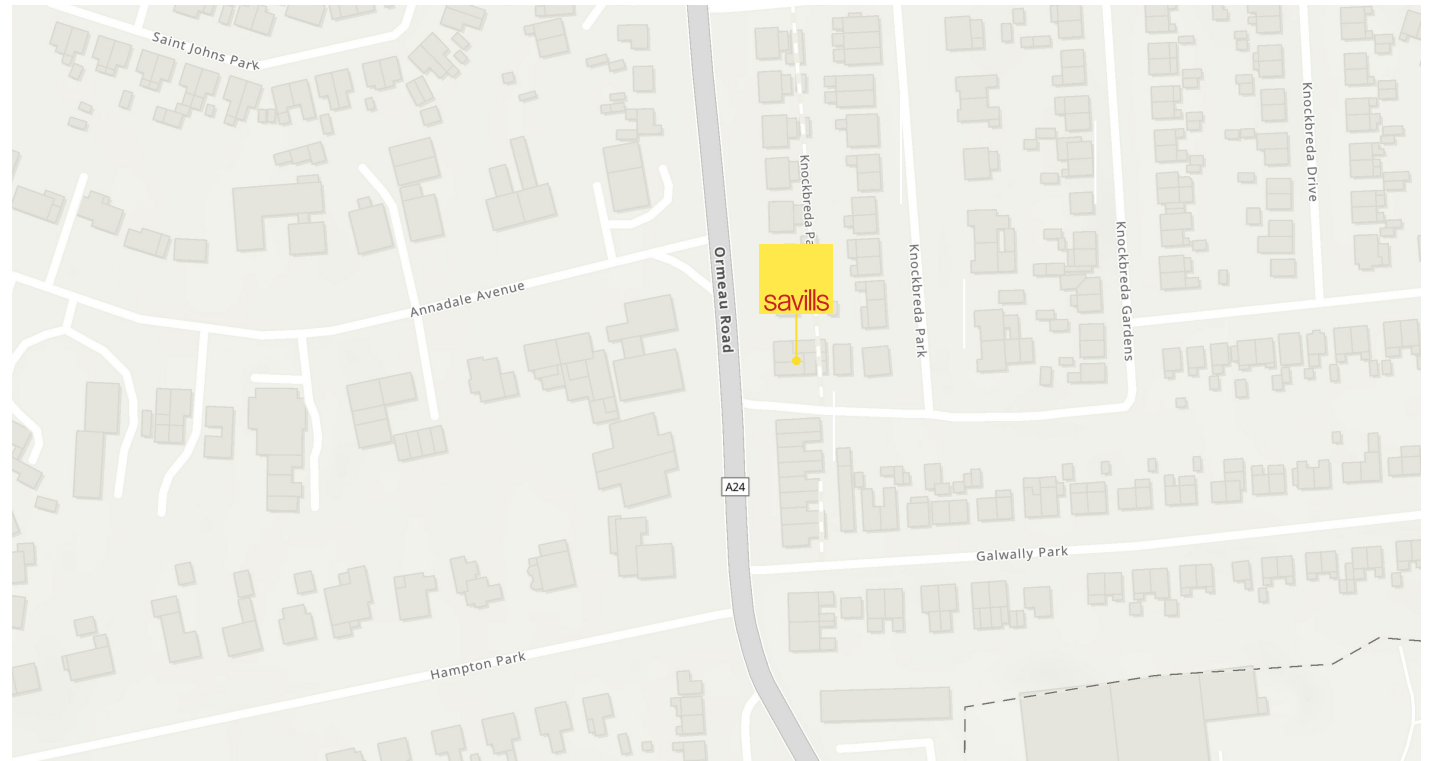
GARY N DAILY
SOLICITORS

Location

Knockbreda House is located on the prominent Ormeau Road, adjacent to Knockbreda Park sitting on 0.2 acres.

Within the immediate area is a mix of residential and retail properties as well as its close proximity to Ormeau Park and the River Lagan.

The area is well connected with well-integrated transportation networks providing easy access to and from the city centre and is within walking distance to Lesley Forestside Shopping Centre.



Well connected with easy access to and from Belfast city centre.



The property

Knockbreda House consists of 3 floors of prime office space.

The property offers generous onsite parking protected by an electronically controlled gate.

Ormeau Road is an ideal location known for its vibrant atmosphere and diverse array of local shops and restaurants.

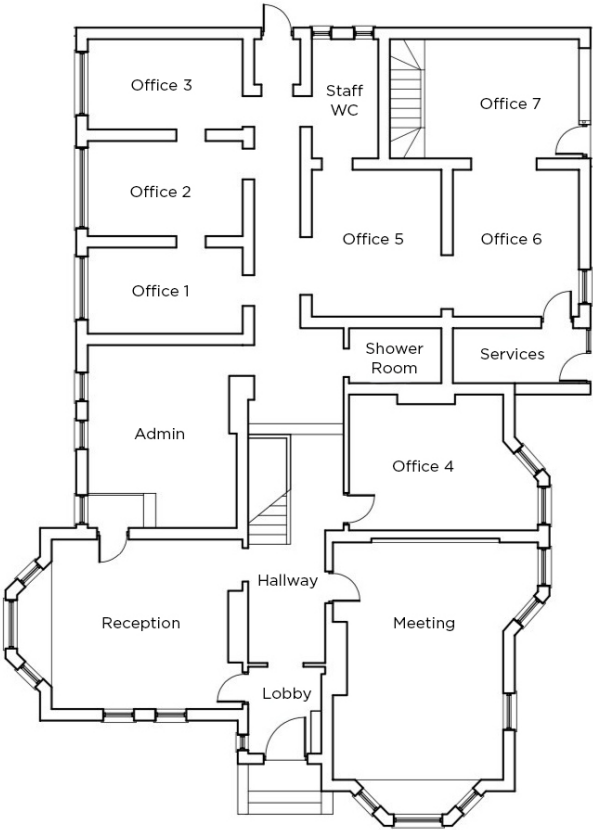
Public transport is easily accessible with frequent bus routes providing access to Belfast city centre and surrounding areas. There is also significant opportunity for residential development in a highly desirable area.

The building is presented as follows:

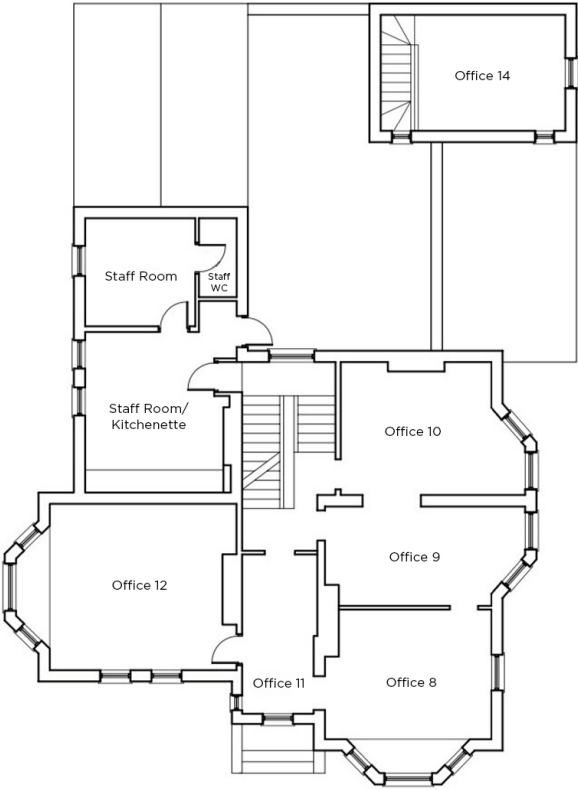
- Prominent building
- Modern interior
- Plastered and painted walls
- Gas fired central heating
- Carpeted floor coverings
- Perimeter trunking
- WC facilities
- Onsite parking



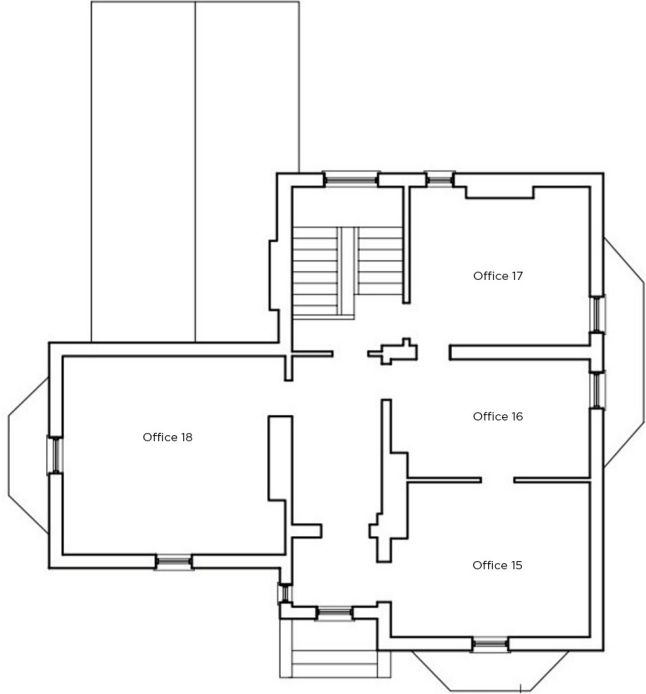
Floor plans



GROUND



FIRST



SECOND



Schedule of accommodation

Description	Sq Ft	Sq M
Ground Floor	1,556	144.6
First Floor	1,112	103.4
Second Floor	671	62.4
Total	3,339	310.4

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.



Further information

GUIDE PRICE

Offers over £400,000 exc.

VAT

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

EPC

E104. Full EPC certificate available on request.

RATES

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

Net Annual Value:	£27,200
Estimated Rates Payable 2025/26:	£17,043

CONTACT



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