

FOR SALE/TO LET



LESLEY STUDIOS

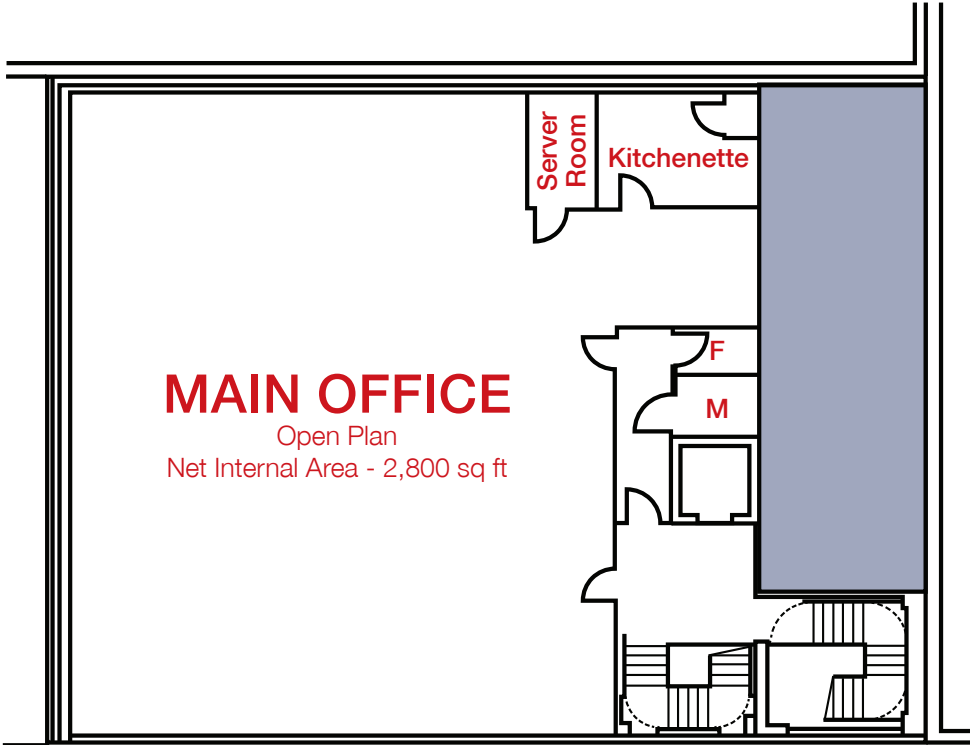
The Location



Legend

- | | |
|-------------------------|------------------------|
| 1. St George's Market | 6. Grand Central Hotel |
| 2. Belfast Waterfront | 7. Belfast City Hall |
| 3. Victoria Square | 8. Royal Avenue |
| 4. Belfast City Council | 9. Castlecourt |
| 5. Invest NI | 10. Ulster University |

The Property



Specification



Raised Access
Floor



Power & Data
Cabling



Suspended
Mineral Fibre Ceiling



Recessed
Lighting



Comms Room



Kitchenette

The Particulars

Area - 2,800 sq ft Net Internal Area

Sale Price – offers in excess of £380,000

Quoting Rent - £35,000 per annum

Title – Assumed Freehold/ Long Leashold

Rates – NAV £28,500 – 2018 Rates Payable £16,891 per annum

Service Charge & Insurance - 2018 Costs £6,328 per annum

EPC – C68 - Report available upon request

VAT – all prices quoted exclusive of VAT

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