



TO LET
(MAY SELL)

GALWALLY LODGE, 4 SAINTFIELD ROAD, BELFAST, BT8 6AA
PROMINENT B2 LISTED OFFICE BUILDING C. 1,711 SQ. FT. WITH ON-SITE CAR PARKING.

Lisney

Features

- Comprising c.1,711 Sq. Ft. across ground and part first floor.
- 5 on-site car parking spaces (potential additional spaces available).
- Prominently located fronting the Saintfield Road in South Belfast.
- Excellent connectivity to the main road network and to Belfast City Centre.



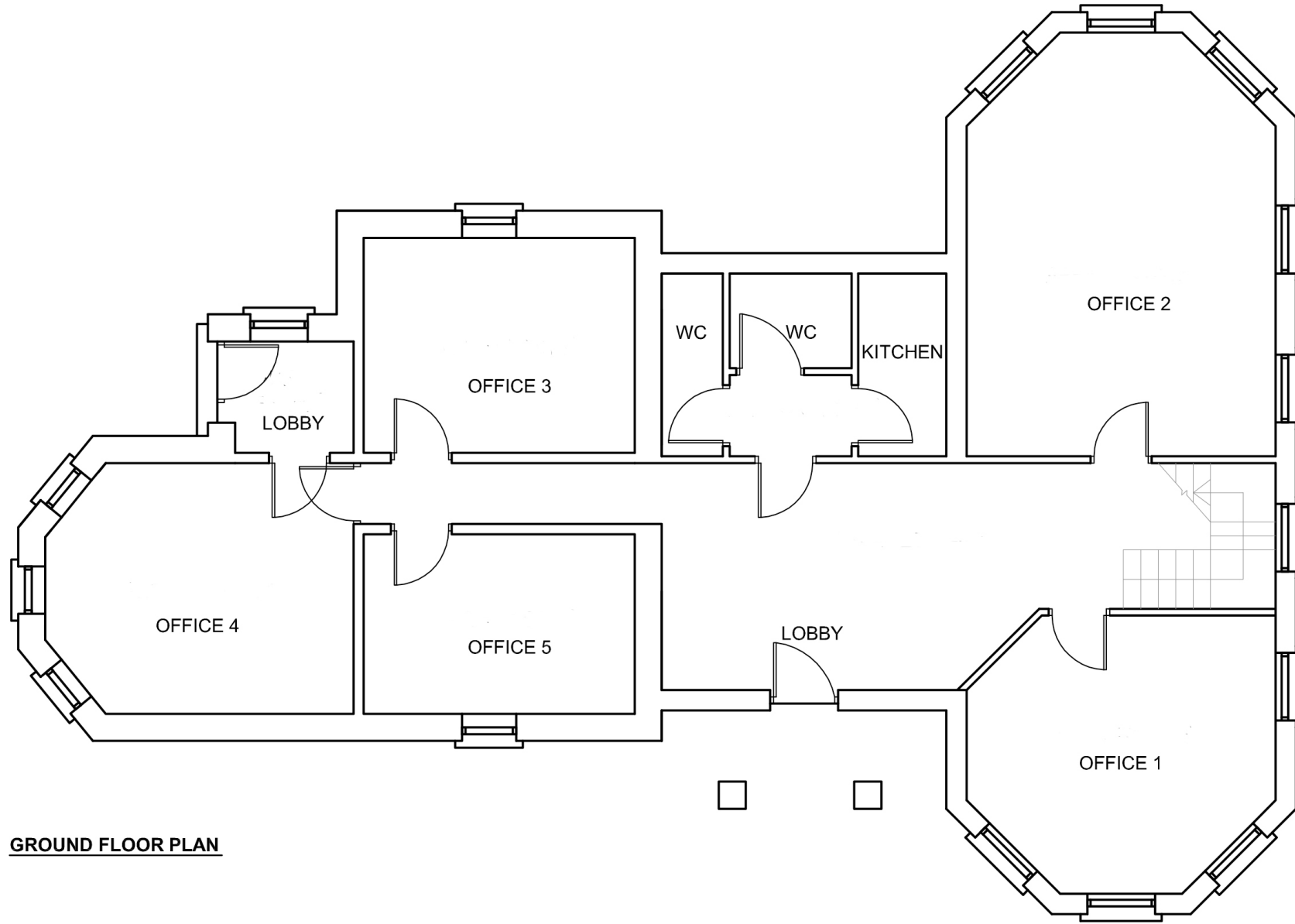
Location

The premises are prominently situated fronting the Saintfield Road, located just South of Ormeau Road.

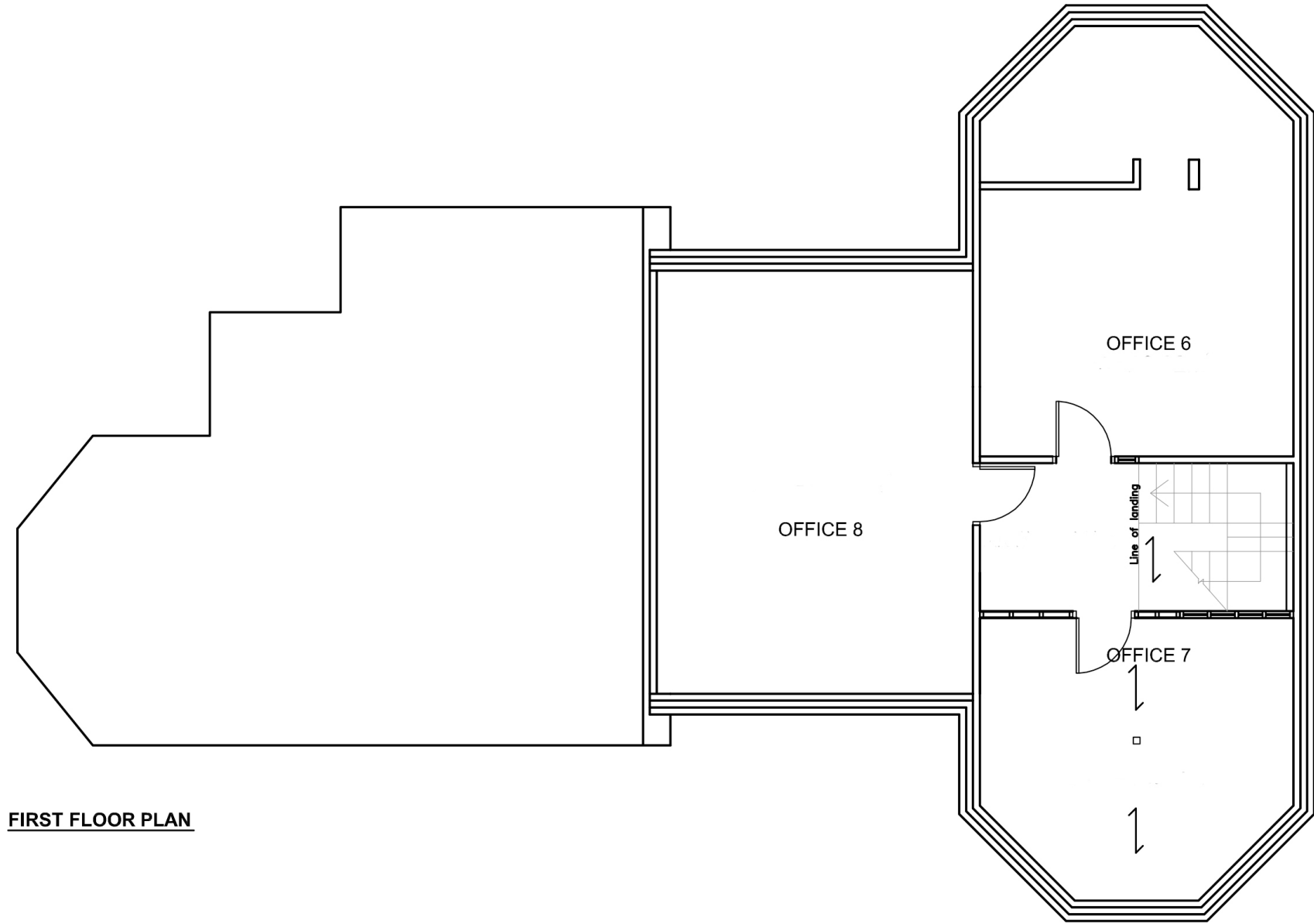
The property is a short distance South from Belfast City Centre (approx. 2.3 miles), and just 0.6 miles from the A55, providing excellent transport links out and around the city.

The property benefits from close proximity to Forestside Shopping Centre and the fantastic amenities on the Ormeau Road





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Description

The subject property comprises a detached 2-storey chalet style office building with parking facilities on-site for up to 5 cars and the potential to provide additional parking, if required.

The building provides reception, a number of private offices / meeting rooms, kitchen and breakout area and a DDA compliant WC.

The offices comprise a mix of internal lighting, plaster painted walls and electric wall heaters

Accommodation

1,711 Sq. Ft. approximately.

Rental

£25,000 per annum exclusive.

Terms

Negotiable.

Asking Price

Price On Application.

Listed Building

We understand the property is B2 Listed.

Title

We understand that the property is held by way of a Long Leasehold title

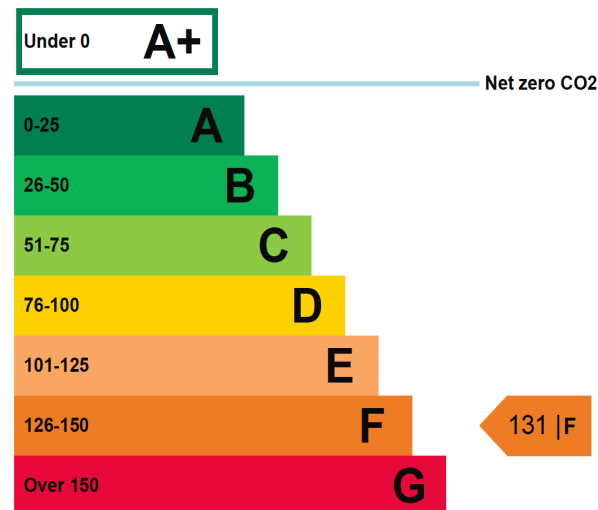
Stamp Duty

This will be the responsibility of the purchaser.

EPC

The property has an Energy Efficiency rating of F131. The full Certificate can be made available upon request.

This property's current energy rating is F.



Rates

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

NAV	£16,400
Rates payable 22/23	£9,037.14

Value Added Tax

All prices and outgoings are exclusive of but may be liable to VAT

Contact

Strictly by appointment with the Letting/Selling agent. For further information please contact:

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Further information is available at www.lisney.com

