

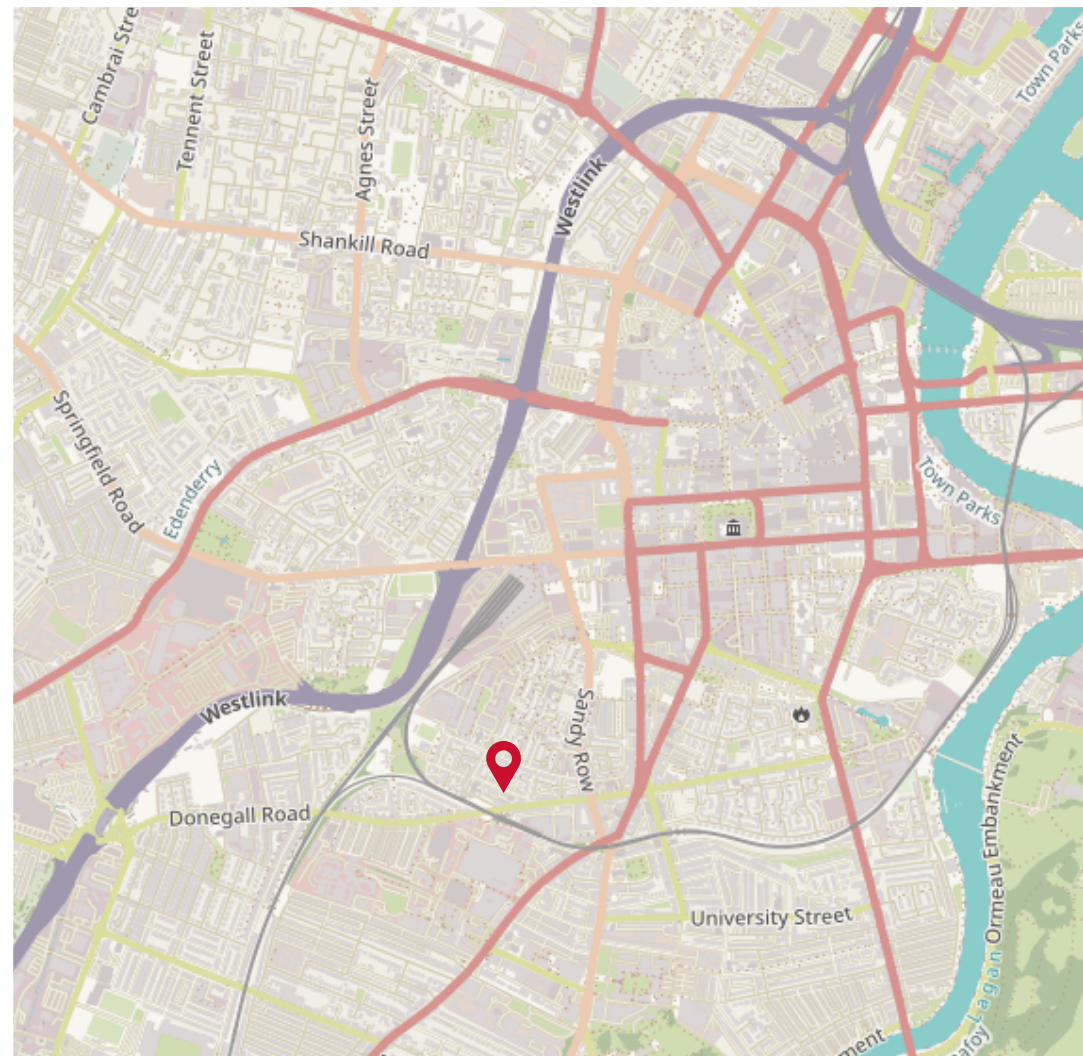
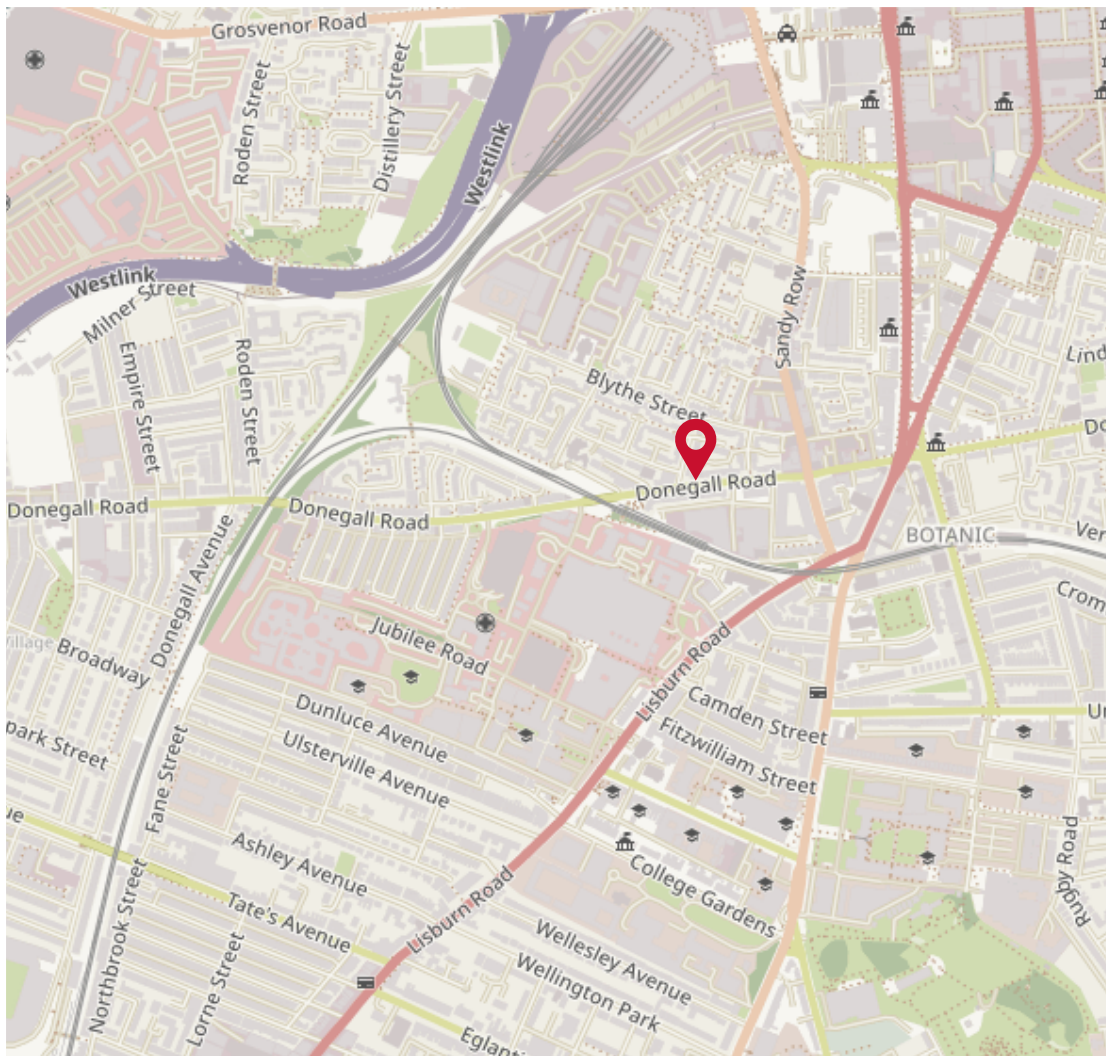
TO LET

Lambert
Smith
Hampton



**Studio F - The Carnegie Building, 121 Donegall Road,
Belfast, BT12 5JL**

Attractive "Own Door" self-contained office suite of approximately 1,205 sq ft with onsite parking - available by way of separate license agreement.



LOCATION

This prestigious listed landmark building is prominently situated on Donegall Road which provides access to the Belfast City Hospital and City Hospital railway station situated opposite the building. Belfast City Centre, Westlink and Motorways are easily accessible. Queen's University, Lisburn Road and Shaftsbury Square are all within walking distance.



DESCRIPTION

The Carnegie Library was gifted by Andrew Carnegie to Belfast City Corporation in 1908 as a place of public learning. This property has many original period features including panelled and corniced ceilings and cast iron columns as it is a Grade B+ listed building. The lower, ground and first floor offices share a communal foyer with secure buzzer access. Studio F comprises of a self contained unit at lower ground level totalling 1,205 sq ft. The unit benefits from ancillary meeting / office rooms with WC and kitchen facilities. Studio F is finished to include porcelain tiled flooring with underfloor heating, fluoresent strip lighting, perimeter trunking along with original features to include exposed red brick walls and large windows which allow the space to benefit from natural light. The unit also benefits from direct own door access via Roseland Place.

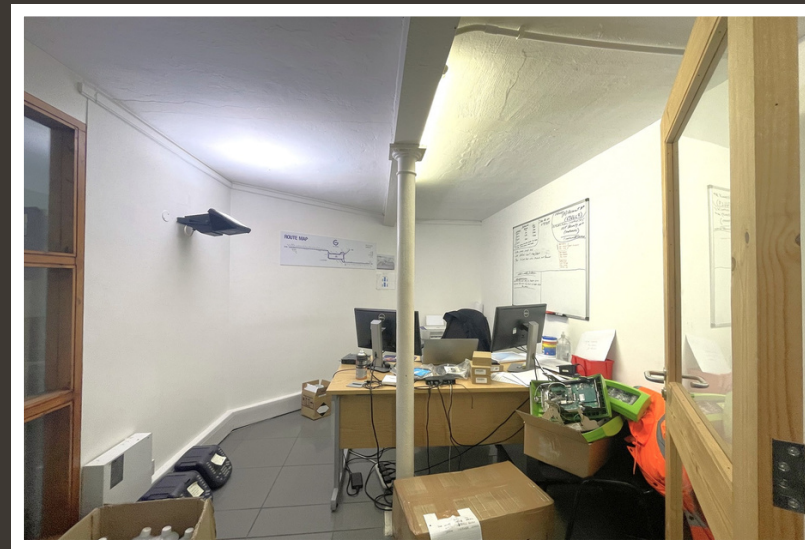


SCHEDULE OF ACCOMMODATION

Unit	Sq. Ft	Sq. M
Studio F	1,205	95.22
Total	1,205	95.22



IMAGES





ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of D80 and is available upon request.



For Further Information

CONTACT

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Faye Calderwood
07355 608 642
fcalderswood@lsh.ie

LEASE DETAILS

Rent: £13,000 per annum

Term: By negotiation

Repairs: Full Repairing and Insuring terms

Insurance: Each tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

Service Charge: A service charge will be levied to cover the cost of the upkeep of the common areas and heating of the studios.

RATEABLE VALUE

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

NAV - £7,550.00

Rate and Poundage for 2025/26 in Belfast - 0.626592

Rates Payable - £4,730.77

VALUE ADDED TAX

VAT is applicable to the property.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton November 2025 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.