

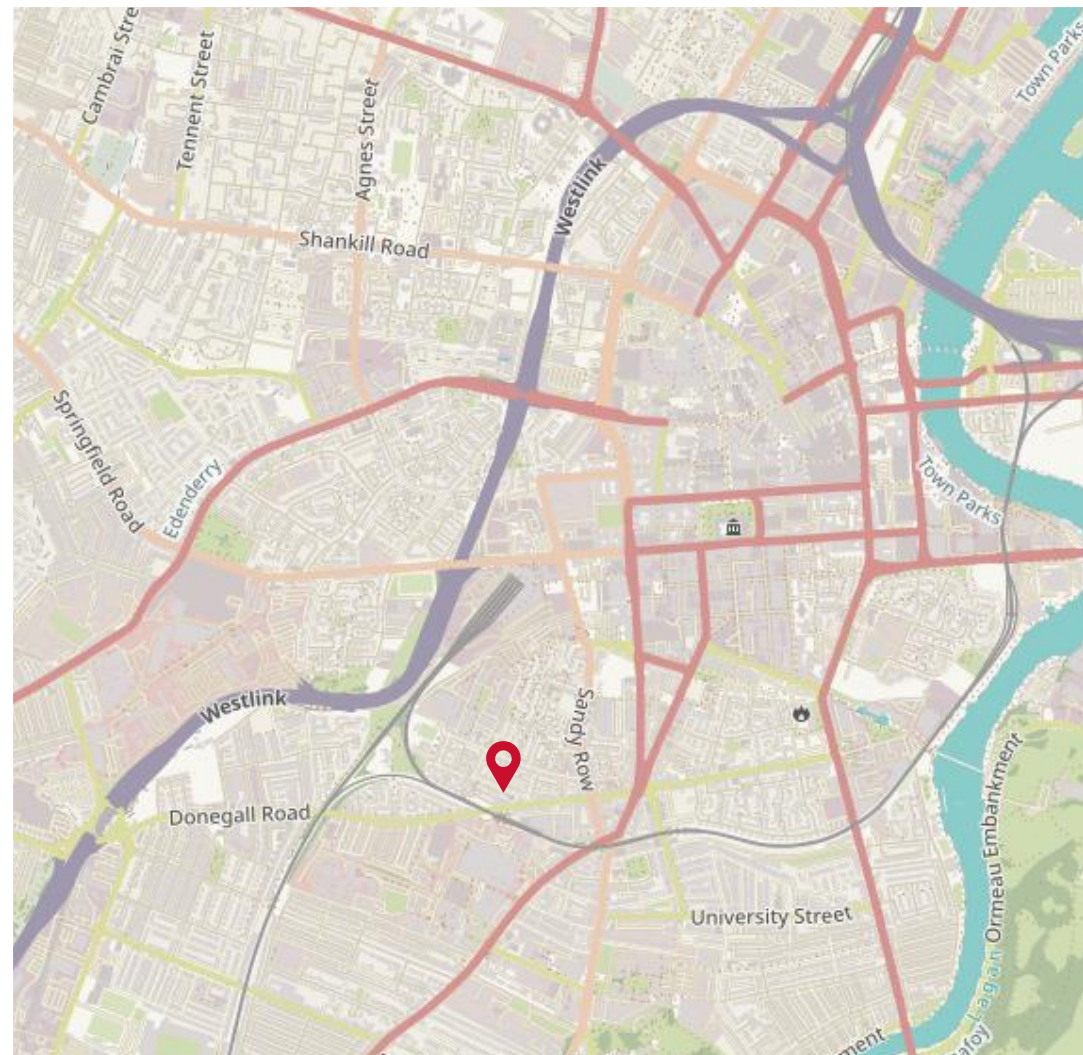
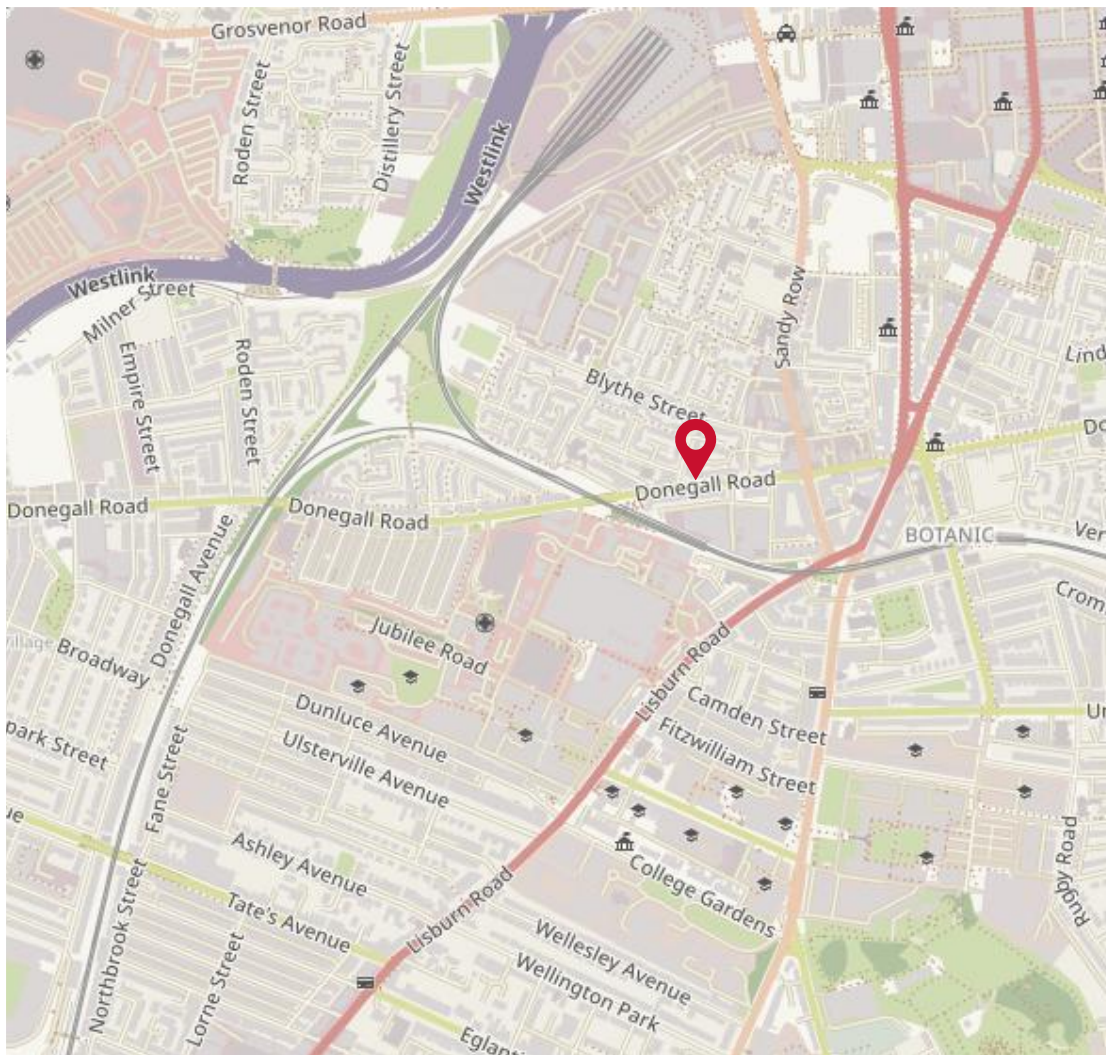
TO LET

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, fluorescent 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.

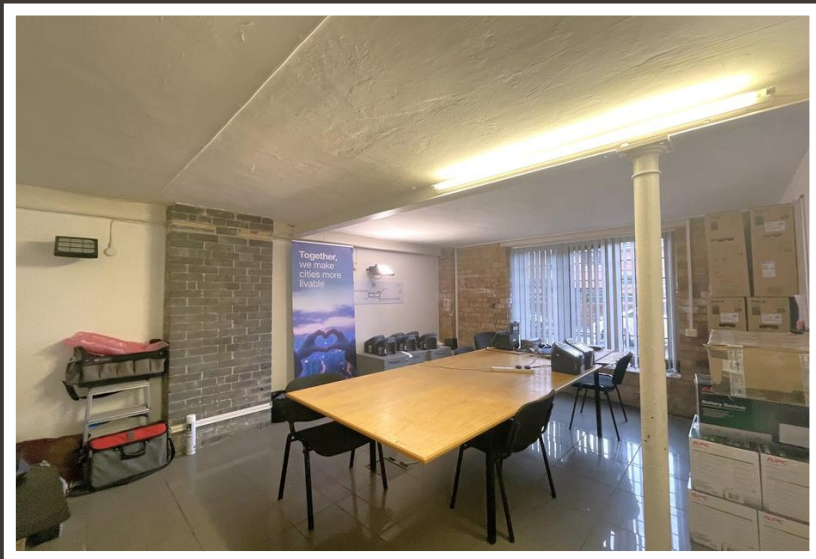
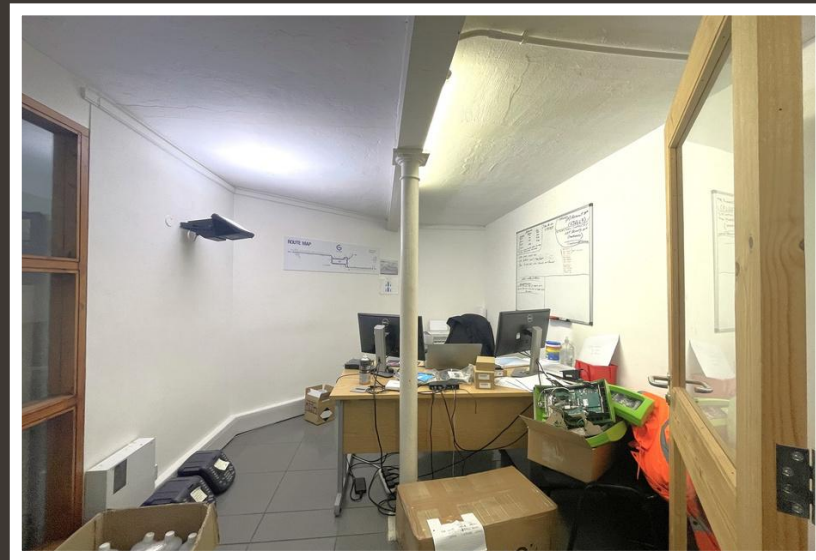
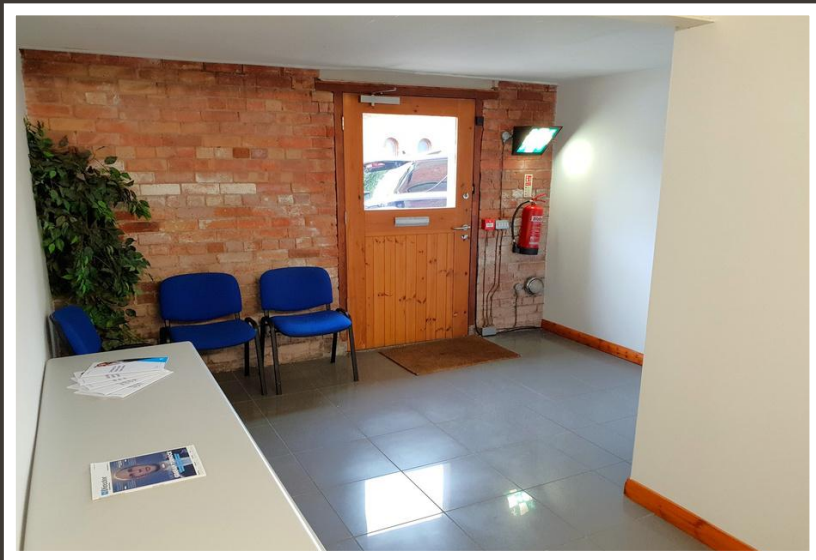


SCHEDULE OF ACCOMMODATION

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



IMAGES





ENERGY PERFORMANCE CERTIFICATE

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



For Further Information

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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.