Office Suite - To Let

B2 Boucher Business Studios

Information and Contact

Rateable Value

We are advised by Land & Property Services that the rates payable on this property are £8772.11 per annum.

Service Charge

A service charge will be levied to cover external repairs and maintenance of common ares etc.

This is estimated at £4133.23 per annum.

VAT

All prices and charges quoted are exclusive of VAT, which may be payable.

Ortus Property Services

Filor Building
Twin Spires Complex
155 Northumberand Street
Belfast, BT13 2JF

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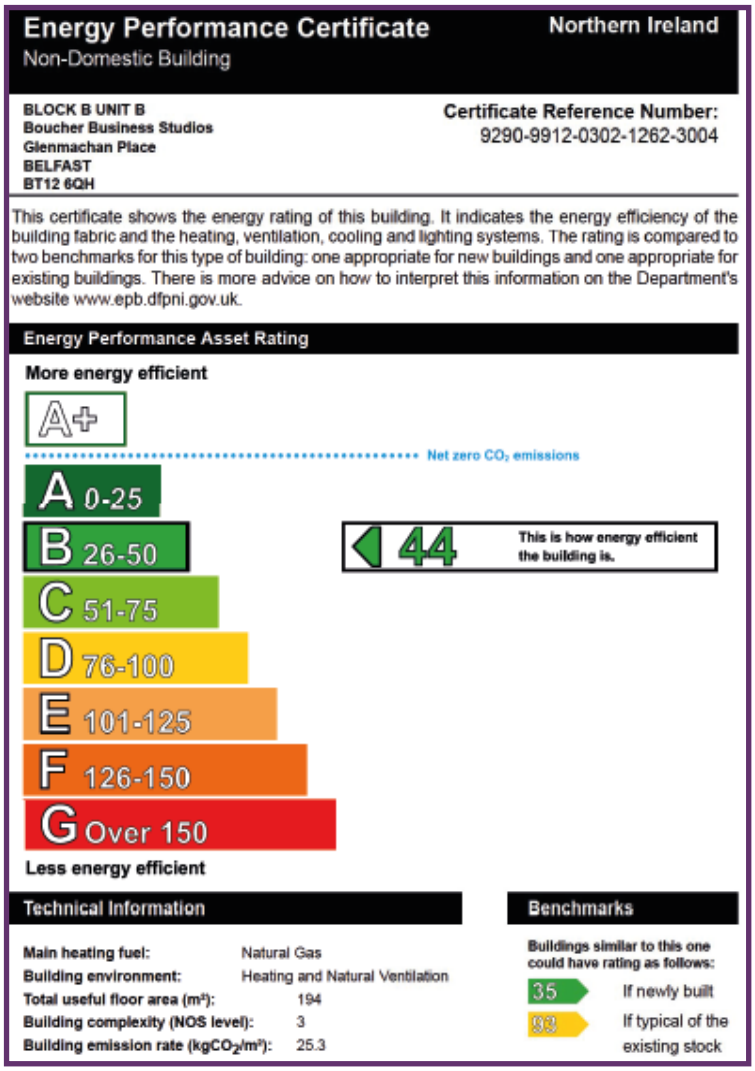
@OrtusProperty

EPC Rating

The EPC rating is B44 rated under EPC Regulations. A copy of the EPC is printed below and available upon request.



Energy Performance Certificate — Northern Ireland
Non-Domestic Building

BLOCK B UNIT B
Boucher Business Studios
Glenmachan Place
BELFAST
BT12 6QH

Certificate Reference Number:
9290-9912-0302-1262-3004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ — Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

44 — This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	194
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	25.3

Benchmarks

Buildings similar to this one could have rating as follows:

35 — If newly built
88 — If typical of the existing stock

ORTUS PROPERTY SERVICES

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To Let

Modern Office Units

Boucher Business Studios

Office Suite

2077 sq ft

Glenmachen Place, Belfast, BT12 6QH

ORTUS PROPERTY SERVICES

Office Suite - To Let

B2 Boucher Business Studios

Studio Specification

Unit	Size (sq ft)	Rent	EPC
Unit B2 Boucher Business Studios	2077	£10 per sq ft	B44

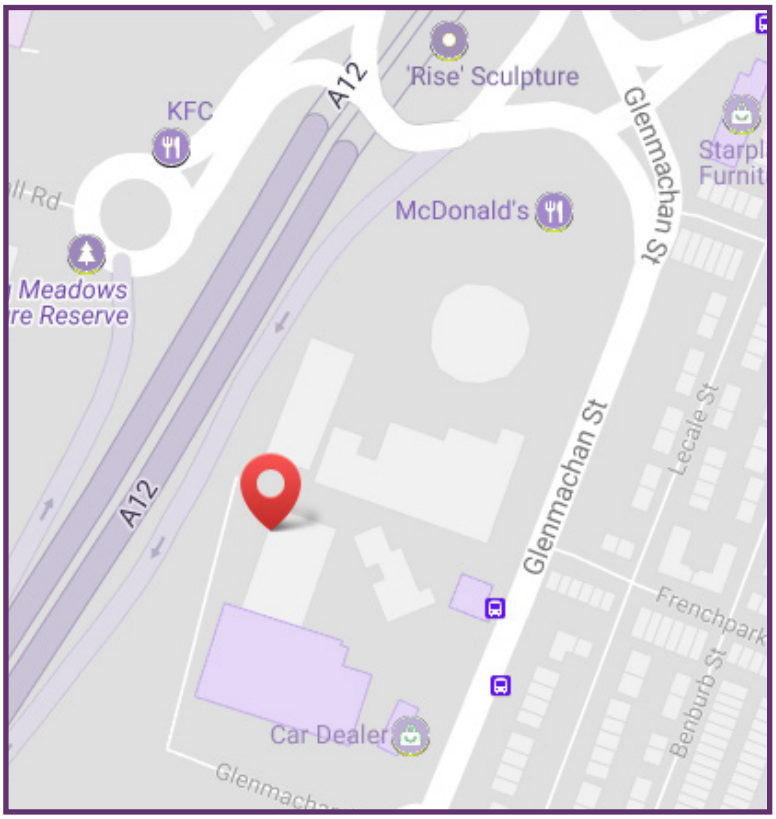
Location

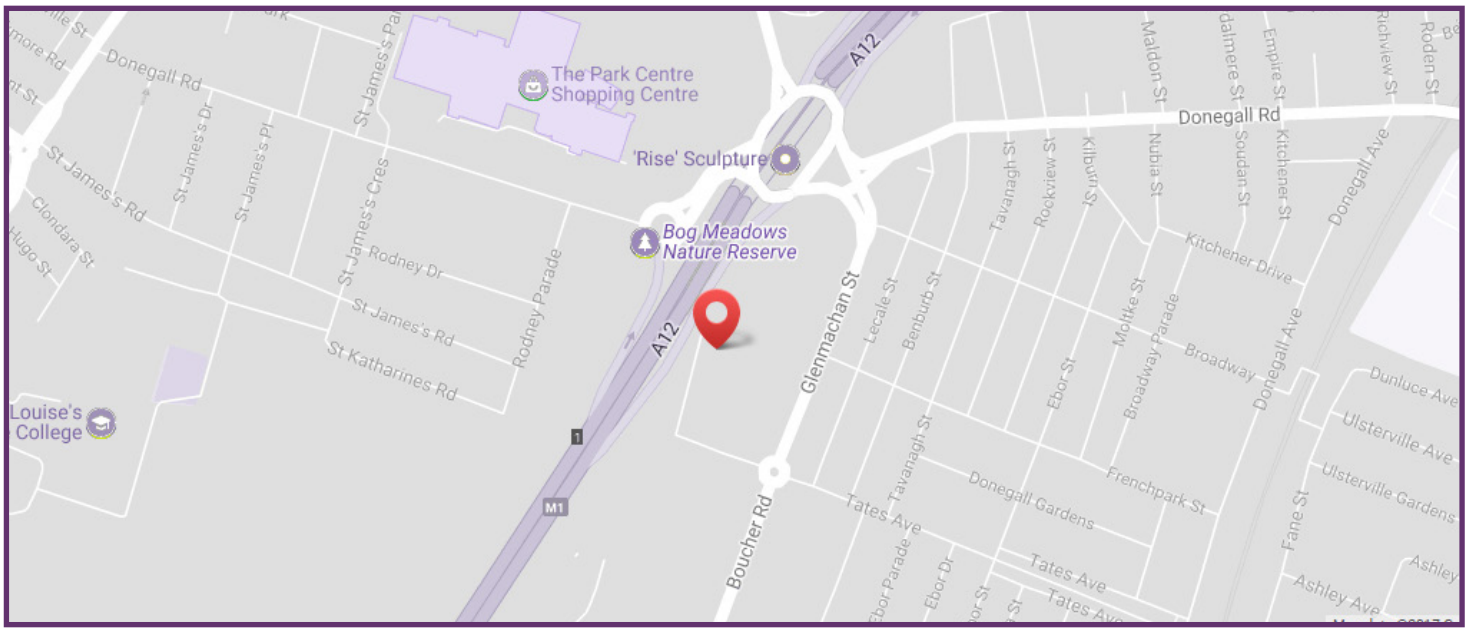
Boucher Business Studios is located at Glenmachan Place overlooking Broadway Roundabout. It is situated just off the Boucher Road, Northern Ireland's premier out of town retail and business destination.

The studio's benefit from unrivalled frontage positioned directly adjacent to the M1 Motorway with spectacular views of Divis and Black Mountain and Windsor Park.

The property is ideally placed with access to Belfast City Centre and the M1 Motorway within 0.25 miles. It is approximately 5 minutes drive from the M2 Motorway and 10 minutes from Belfast City Airport.

This is an excellent opportunity for ambitious professional companies from both Ireland and overseas to acquire modern office accommodation in an ideal location from which to base their Northern Ireland operations.





Office Suite - To Let

B2 Boucher Business Studios

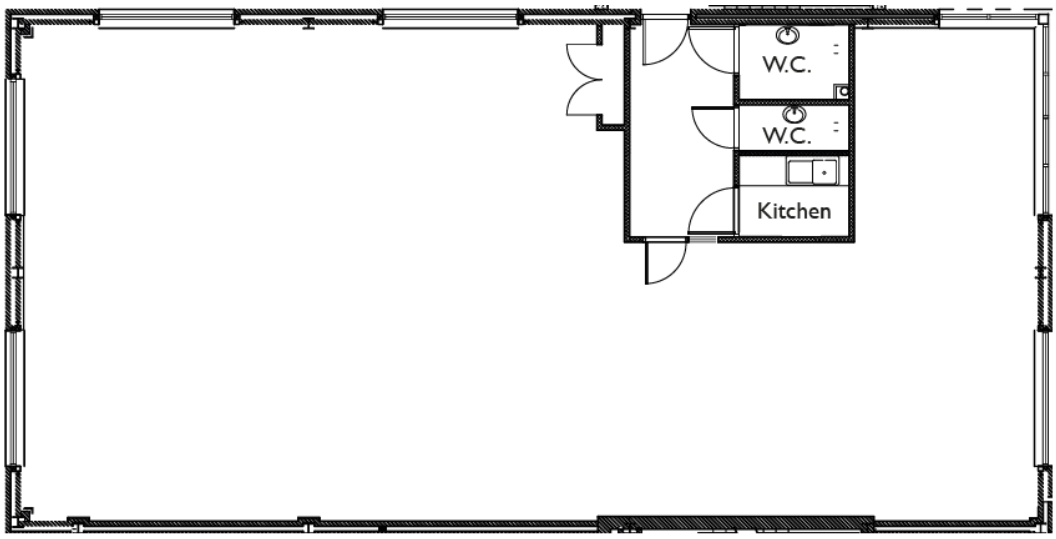
BOUCHER BUSINESS STUDIOS

Key Benefits

- Brand new, modern open-plan office
- Quick and easy access to M1 Motorway and Belfast City Centre
- High specification throughout
- Secure allocated parking
- Automatic gate opening & 6 parking spaces
- High energy efficency

Description

Boucher Business Studios occupy a prominent location on the M1 motorway. The Studios are DDA compliant and finished to a very high specification with the benefit of on-site parking. Studio features include:

- Own door access
- Gas-fired central heating
- Suspended ceiling with recessed lighting
- Carpeted flooring
- Shared W.C. and kitchen facilities
- CCTV covered premises
- Intercom system
- Passenger lift
- DDA Complient

Floor Plan