

# The Carnegie Building, 121 Donegall Road, Belfast, BT12 5JL

## To Let

Attractive self contained office suite approximately 1,003 sq ft with on-site car parking



**Lambert  
Smith  
Hampton**

# Location

This prestigious Listed Landmark 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 Grade B+ listed building. The ground and first floor offices share a communal foyer with secure buzzer access.

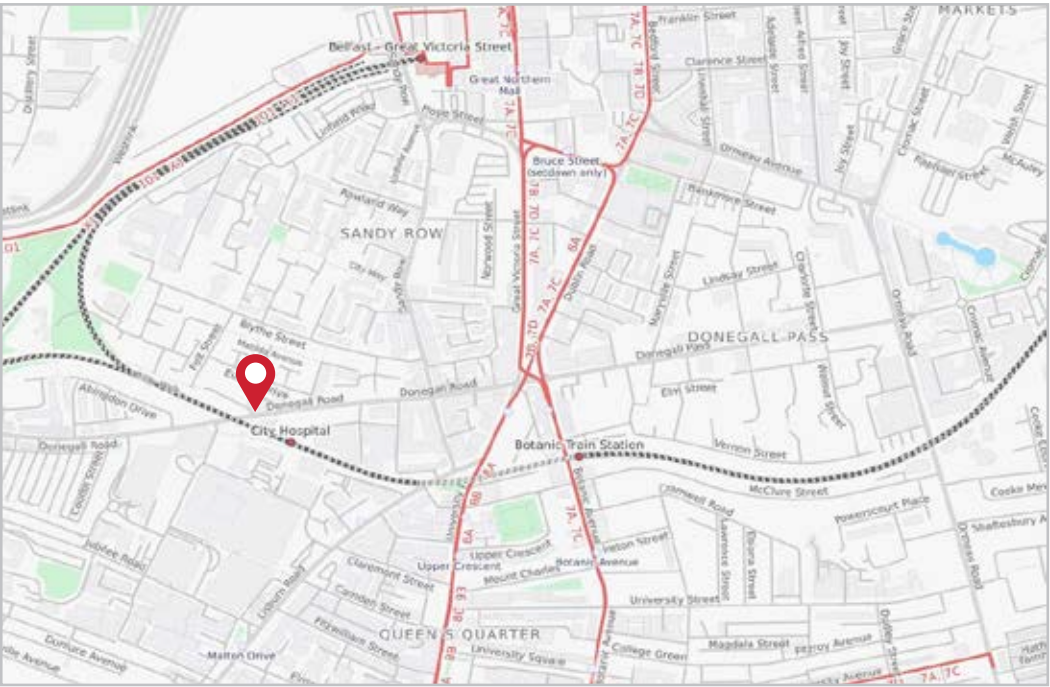
Studio D comprises of a self contained unit on the first floor totalling 1,003 sq ft. The unit is open plan and benefits from wooden flooring, fluorescent strip lighting, perimeter trunking along with original features and excellent floor to ceiling height.

# Schedule of Accommodation

	Sq Ft	Sq M
Studio D	1,003	93.18

# Lease Details

- Term** - By negotiation.
- Rent** - Studio D - £12,000 per annum.
- Insurance** - Each tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium of the building. Currently estimated at £0.35 psf.
- Service Charge** - A service charge will be levied to cover the cost of the upkeep of the common areas and the heating of the studios. Currently estimated at £3.97 psf.

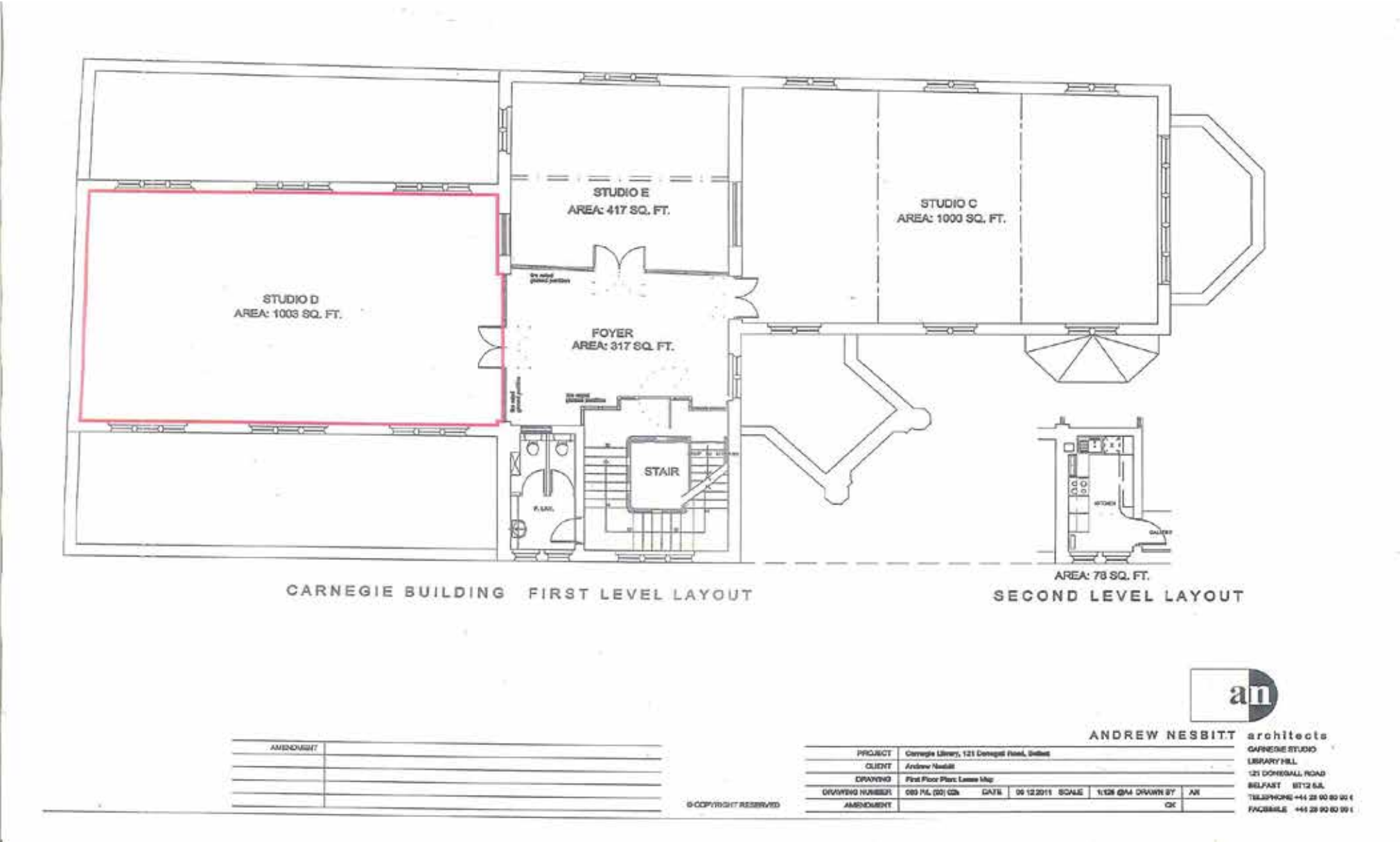


For Indicative Purposes Only

## Studio D



Floor Plan - Studio D





## Rates

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

### Studio D

Net Annual Value: £6,550

Rate in £ 20/21: £0.6141

Rates payable, if applicable: £4,022

## Energy Performance Certificate

The property benefits from an EPC rating of E120 and the Energy Performance Certificate is available upon request.

## Value Added Tax

HMRC is currently in the process of confirming the VAT status. For further details please contact the letting agent.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
Hampton**

Tom Donnan  
**07442 495827**  
tdonnan@lsh.ie

Kyle Abernethy  
**07917 335323**  
kabernethy@lsh.ie

**Subject to Contract and Exclusive of VAT** © Lambert Smith Hampton January 2021

**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 warrantee 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.