

TO LET

The Mount Business Centre, 2 Woodstock Link, Belfast BT6 8DD

SERVICED OFFICE SUITES – FLEXIBLE OPTIONS AVAILABLE



Commercial Real Estate
From every angle





Commercial Real Estate
From every angle

FEATURES

Serviced office suites just 5 minutes from Belfast City Centre

Modern, light and bright serviced suites

Flexibility in both suite size and terms

Just 600 meters from Lanyon Place Train Station

Popular café / restaurant on site

Availability of parking on site

LOCATION

The Mount Business Centre is located 5 minutes from Belfast City Centre, benefiting from all City Centre facilities, along with quick and easy transport links to the M2 and M3 Motorways.

The Mount is just a 5 minute walk to Lanyon Place Train Station, allowing for handy travel by public transport.

Parking spaces are available on site to let at an additional fee.

DESCRIPTION

The Mount Business & Conference Centre has, for years, been an established place for business, conferences, assessments and training.

Located five minutes from Belfast City Centre, The Mount boasts a wide range of serviced offices, a large selection of conference and training rooms, a superb in-house restaurant and plentiful on-site car parking.

Add to this over 20 years' experience in providing professional virtual office services, and The Mount is an ideal location for your business in Belfast.

As an independent Business Centre, The Mount provides everything customers need with a personal touch. Whether you need a small one person office for a short term or a whole floor for a longer term, The Mount can provide it.

With a fully furnished office at The Mount, you get a total package of features including the right support staff providing the highest level of services to both you and your clients, impressive reception areas and professionally trained staff to answer telephone calls in your company name and greet people on your behalf. The Mount ensure that your business is represented with the correct image and utmost professionalism.

The serviced office package includes all of the facilities and services such as a phone system (complete with voicemail), internet, office furniture, cleaning staff, photocopying facilities and reception staff, which makes moving into an office at The Mount hassle free.

The Mount benefits from conference and meeting rooms available to hire if required, along with the added bonus of an on-site restaurant.



ACCOMMODATION

The Mount can offer multiple options to suit your requirements. Please get in contact to discuss your space/desk requirements.

The Mount also offers top of the range conference and meeting rooms, which can be booked as and when required, subject to an additional charge.

LICENCE DETAILS

Term: Flexible

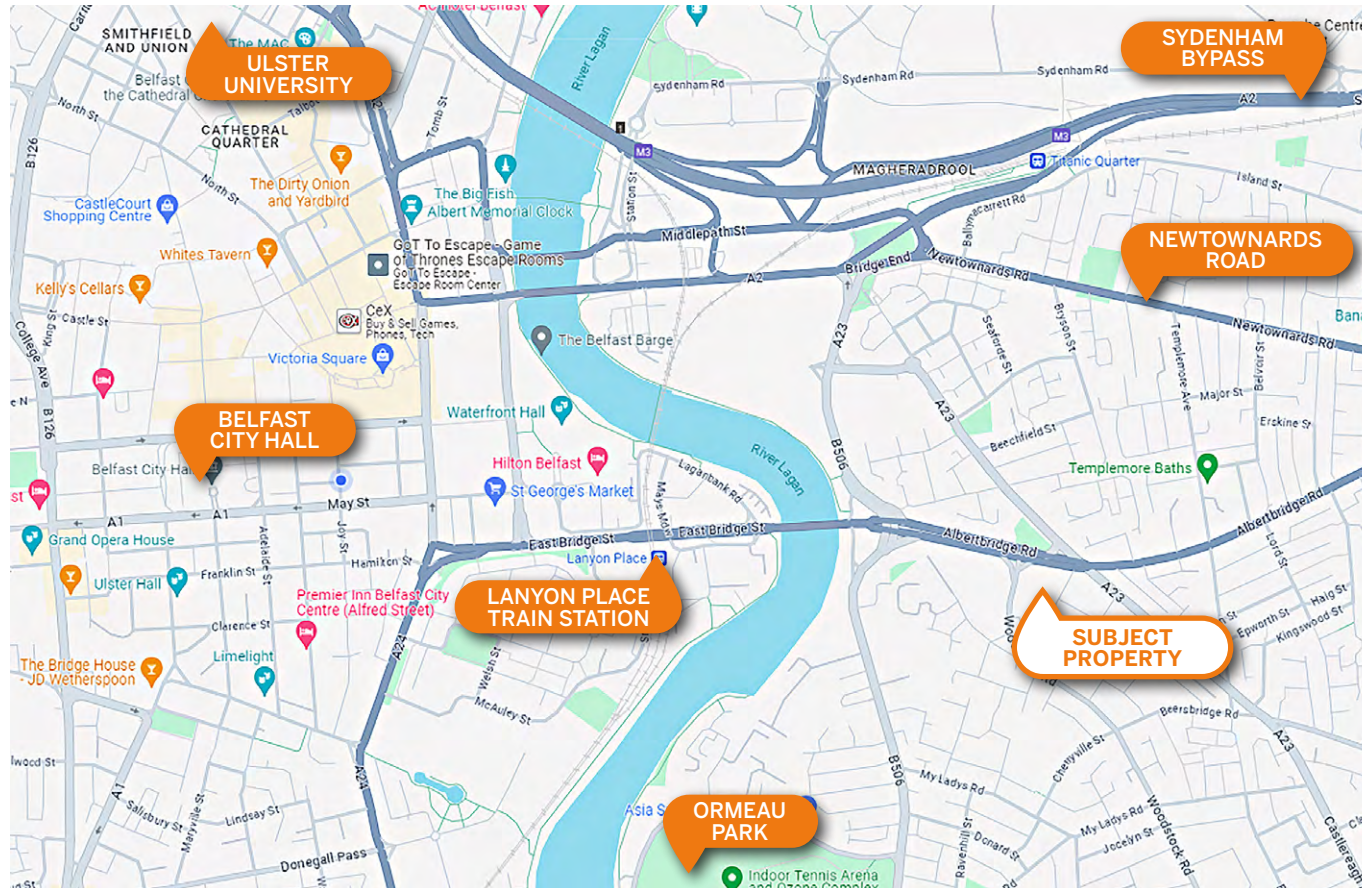
Rent: Upon application. The monthly rent includes rent, rates, utilities and all services, including receptionist service, mail handling and call handling.

**Please note that meeting space or boardroom hire and additional services are subject to an additional charge.*





LOCATION



VAT

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

EPC

The property has an Energy Efficiency rating of 70C. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
	A+	Net zero CO ₂ emissions
0-25	A	70 C
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23610



Commercial Real Estate
From every angle

For further information:

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Viewing strictly by appointment with the letting agent Ambit CRE

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