



## 97 Malone Avenue, Belfast, BT9 6EQ

**Price Guide £250,000**

97 Malone Avenue comprises high quality office accommodation over three floors with excellent parking facilities to rear. Located on a popular avenue in South Belfast, between the Lisburn and Malone Road. Within walking distance to Queens University, Belfast City Hospital and around 2 miles from Belfast City Centre. We have been advised by Land & Property Services that the NAV of the property is £15,600.00.

- High Quality Three Storey Building
- Seven Offices, Storage, Kitchen, Shower Room & W.C
- Suitable For A Range Of Prospective Tenants
- Walking Distance To Cafes, Restaurants, Shops, Queens University & Belfast City Hospital
- Private Parking To Rear
- Situated In An Established Location
- Gas Fired Central Heating
- Malone Avenue Is Located Between The Lisburn Road & The Malone Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE HALL  
OFFICE 15'5" x 12'1" (4.7 x 3.7)



OFFICE 12'5" x 11'5" (3.8 x 3.5)



KITCHEN 15'5" x 11'1" (4.7 x 3.4)



SHOWER ROOM  
W.C  
ON THE FIRST FLOOR

OFFICE 17'0" x 15'5" (5.2 x 4.7)



OFFICE 13'1" x 11'1" (4.0 x 3.4)



OFFICE 15'5" x 11'1" (4.7 x 3.4)



**OFFICE 11'1" x 9'2" (3.4 x 2.8)**



**STORAGE 8'6" x 3'11" (2.6 x 1.2)**

**ON THE SECOND FLOOR**

**OFFICE SIX 24'11" x 17'0" (7.6 x 5.2)**

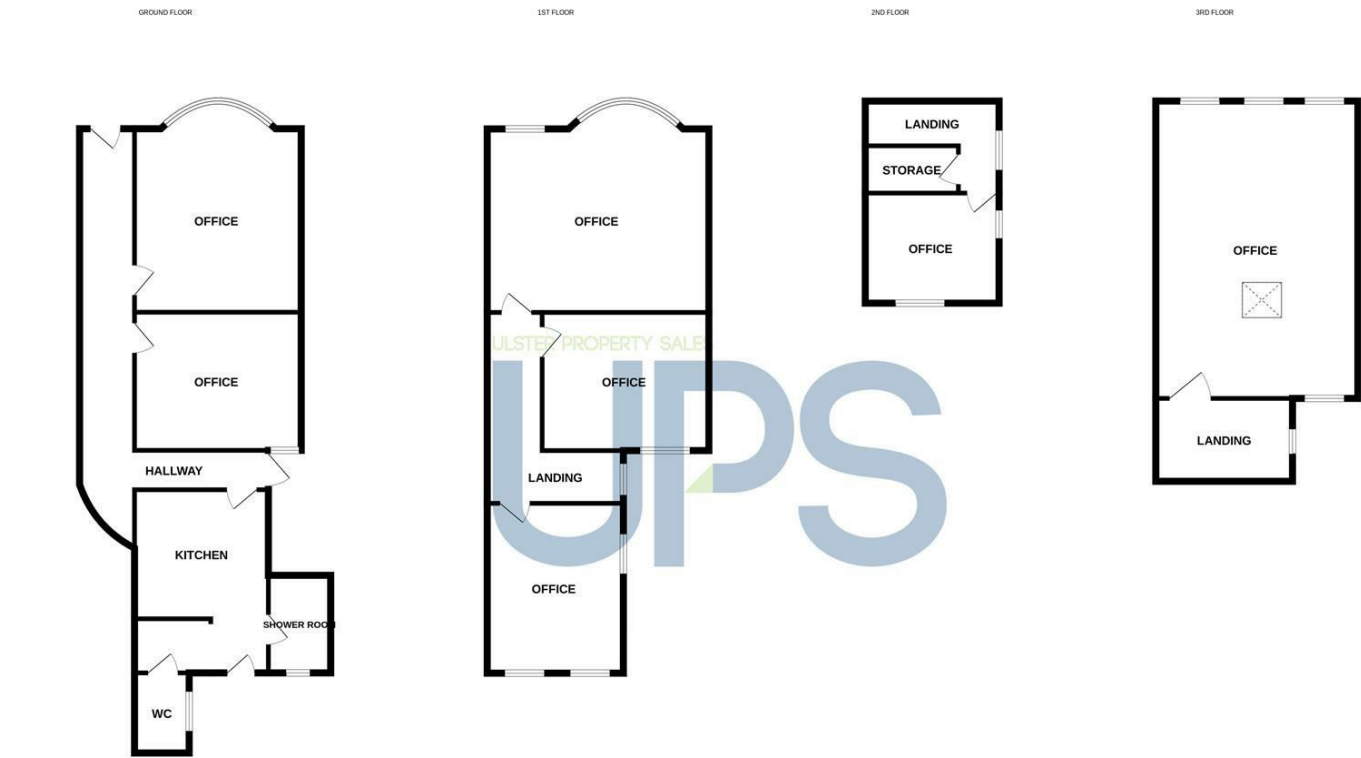


**OUTSIDE**





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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