

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**THE MEWS GREENWOOD MANOR,
GREENWOOD AVENUE, BELFAST, BT4 3JJ**

OFFERS AROUND £450,000

This impressive commercial premises extending to circa 2,450 square feet is currently utilised as office accommodation and occupies a convenient and highly accessible location in East Belfast. Finished to a high standard throughout, the property offers bright, modern and flexible workspace suitable for a variety of business uses and will be sold with vacant possession.

The accommodation is thoughtfully laid out over two levels and briefly comprises a welcoming entrance hall with tiled flooring and recessed spotlighting leading to a spacious boardroom and a generous main office area. A large tea/coffee room provides excellent staff facilities alongside a modern fitted kitchen complete with a range of gloss high and low level units, built in oven and gas fired boiler. The ground floor further benefits from two separate WC facilities and additional storage rooms.

On the upper level, the mezzanine floor and open plan office areas offer excellent natural light from Velux windows and provide adaptable workspace for multiple staff members or departments. An additional accounts office creates further private office accommodation, making the property ideal for businesses seeking a combination of open plan and individual working environments.

Externally, the property benefits from a tarmac driveway with off street parking, ramp access to the front entrance and an outside tap. Additional features include gas fired heating, recessed spotlighting throughout and a mix of tiled, carpeted and wood effect laminate flooring.

This well presented commercial property offers a rare opportunity to acquire a stylish and versatile office premises in a sought after location.



Key Features

- Impressive Commercial Premises Currently Used As Office Accommodation
- Spacious Boardroom And Generous Main Office Area
- Open Plan First Floor Office With Separate Accounts Office
- Tarmac Driveway With Off Street Parking And Ramp Access
- Potential For Residential Conversion, Subject To Necessary Planning Permissions
- Bright And Flexible Workspace Finished To A High Standard Throughout
- Modern Tea/Coffee Room And Fully Fitted Kitchen Facilities
- Gas Fired Heating And Recessed Spotlighting Throughout
- Convenient And Highly Accessible East Belfast Location



Accommodation Comprising:

Entrance Hall

Tiled flooring, recessed spotlighting, double doors to:

Board Room

15'8 x 11'8

Carpet flooring, recessed spotlighting.

Office

17'6 x 15'4

Wood laminate flooring, recessed spotlighting.

Tea/Coffee Room

17'4 x 14'2

(At widest point)

Tiled flooring, range of 'gloss' low level units, space for fridge, recessed spotlighting.

Kitchen

7'4 x 6'7

Range of 'gloss' high and low level units, inset stainless steel sink with mixer tap, built in stainless steel low level oven, gas fired boiler, recessed spotlighting, tiled flooring, under stair storage.

Ground Floor W/C

White suite comprising: low flush W/C, pedestal wash hand basin with mixer tap, fully tiled flooring, recessed spotlighting, hand dryer.

Storage

6'7 x 6'1

Tiled flooring to rear door.

Ground Floor W/C

White suite comprising: low flush W/C, wash hand basin with mixer tap, part tiled walls, wall mounted mirror with storage.

Storage

17' x 12'1

Wood effect laminate flooring, recessed spotlighting.

Stairs/Landing

Carpet flooring, Velux window, handrail.

Mezzanine Floor

15'4 x 17'6

Wood effect laminate flooring, recessed spotlighting, two Velux windows.

Open Plan Office

25'1 x 17'7

Carpet flooring, recessed spotlighting, through to:

Accounts Office

17'4 x 8'8

Carpet flooring, recessed spotlighting.

Outside

Tarmac driveway, off street parking, ramp to front door, outside tap.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due

Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











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

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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