



To Let Modern Office Accommodation

Second Floor, 115 Royal Avenue, Belfast BT1 1FF



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

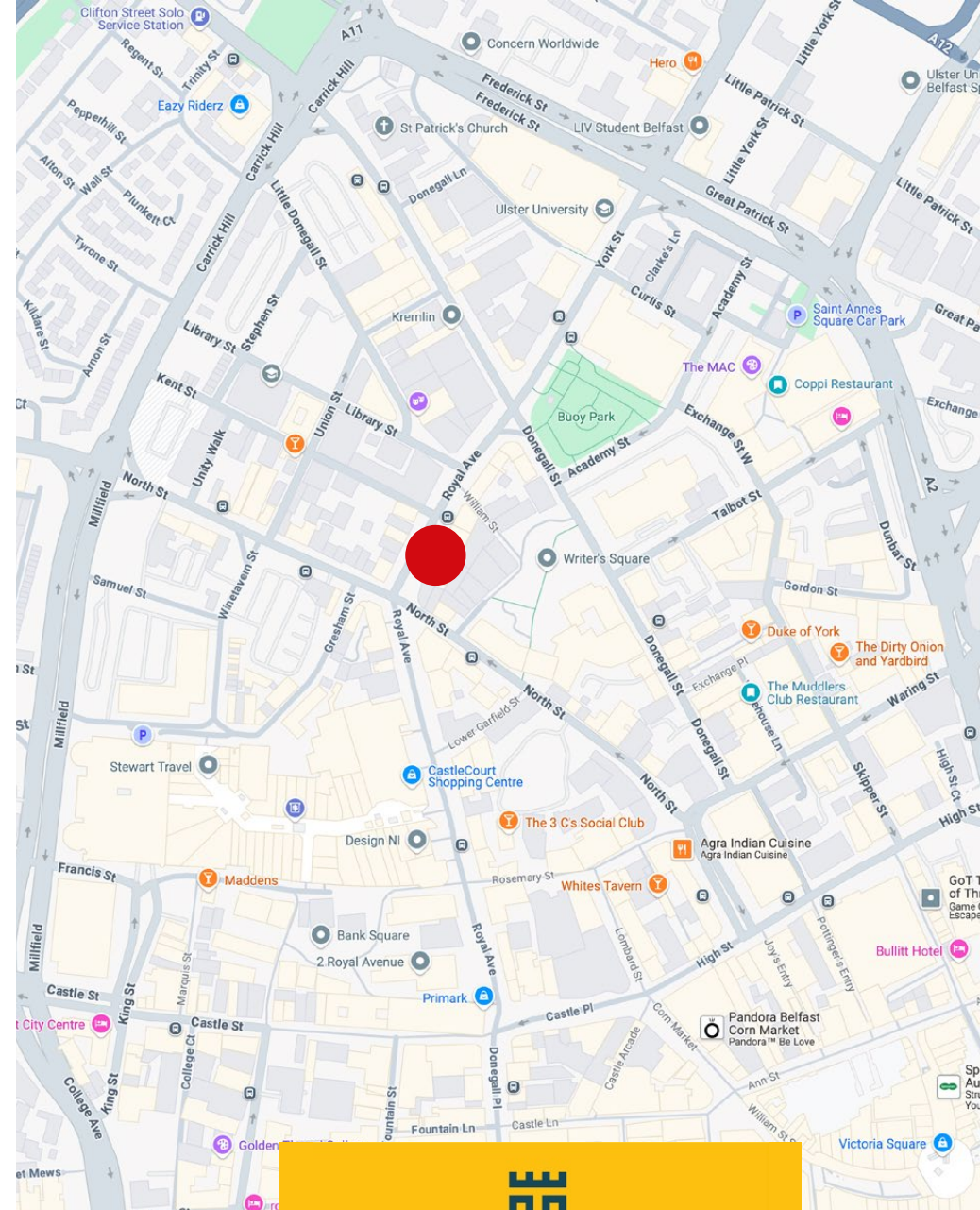
- Second floor office suite of 2365 sq.ft, previously in use as educational training centre
- High profile location in Belfast City Centre
- Close to new University of Ulster Campus and opposite the new Belfast Stories project by Belfast City Council
- Available: 1st November 2026

LOCATION

- Located in a high profile commercial location on Royal Avenue, close to University of Ulster Campus, Cathedral Quarter and CastleCourt Shopping Centre.
- The building is also directly opposite the new £100m plus Belfast Stories project by Belfast City Council, with construction work due to commence in 2027.

DESCRIPTION

- Prestigious and attractive 4 storey building which has been refurbished both internally and externally in recent years.
- Bright modern ground floor entrance lobby, high speed passenger lift, door entry system, well finished shared areas and toilet facility on each floor.
- Finished to a high standard of specification which includes suspended ceiling, recessed lighting, laminate floor coverings, heating and cooling air conditioning and intercom access system.



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ACCOMMODATION

Description	Sq M	Sq Ft
Entrance Hall	7.66	82
Reception	39.72	427
Office 1	39.1	420
Office 2	67.70	728
Office 3	47.10	507
Office 4	18.66	201
WC		
Total	219.94	2,365

LEASE DETAILS

Term:	Negotiable.
Rent:	£25,000 per annum, exclusive.
Rent Review:	Upwards only every 3 years.
Repairs,	Tenant responsible for internal repairs.
Service charge	Levied to cover a fair proportion of external repairs, maintenance of common areas and management fees. The service charge is currently estimated at ££7735.24 per annum plus VAT.
Insurance	The tenant to reimburse the Landlord with a proportionate part of the cost for insuring the premises. The first floor portion of the insurance for the current year

RATES

We have been advised by Land and Property Services that the Net Annual Value is £22,800.

Rate in £ 2026/27 = 0.65029

Rates payable 26/27 = c.£14,827

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for Valued Added Tax and hence VAT will be charged on the rent and all other outgoings.



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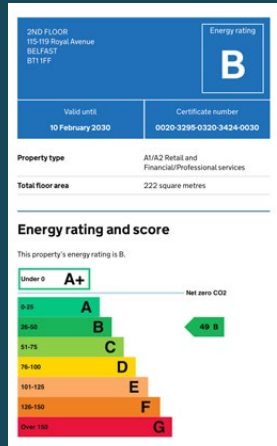
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EPC



CONTACT

For further information or to arrange a viewing contact:

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