

TO LET



City Centre Office Accommodation

Sinclair House
89-101 Royal Avenue
4th Floor (Suites 2 & 3)
Belfast
BT1 1EX

- Prominent City Centre location close to the Ulster University Campus.
- Can be let in its entirety or as separate suites.
- Refurbished office suites available from 945 sq.ft – 2,119 sq.ft

LOCATION

Sinclair House occupies a prominent corner site at the Junction of Royal Avenue and North Street, in the heart of Belfast City Centre. Since the redevelopment of the Ulster University campus on York Street, the area continues to see a huge amount of growth to include the £3million expansion of Haymarket. Along with recent plans unveiled for a £100 million Belfast stories attraction at the former Bank of Ireland building.

Sinclair House benefits from a large number of retailers in the immediate vicinity such as Bodega Bagels, Café Nero, Starbucks and Tesco Express.

DESCRIPTION

Sinclair House boasts excellent frontage onto Royal Avenue and North Street with access to the building controlled by a buzzer entry system. The external walls of the building contain an art deco façade with a clock face pediment. The entrance foyer contains a passenger lift and stairwell along with a bike storage rack. Both suites are finished to a high standard to include A/C units, carpeted flooring, painted walls, suspended ceilings and perimeter trunking. The suites benefit from excellent natural light with some impressive views across Belfast.

Tenants within the building include Mammoth Design Consultants Ltd, Callow Event Management Ltd, Diamond & Skillen Chartered Accountants and Nigel Greeves Solicitors.

ACCOMMODATION

Floor	Sq Ft	Sq M
Suite 2	1,174	109.1
Suite 3	945	87.8
Total Internal Area	2,119	196.9



LEASE DETAILS

Rent: On application.

Term: By negotiation.

The space will be offered on effectively Full Repairing and Insuring lease terms via recovery of a service charge.

RATES

We have been advised of the following by LPS:

Suites 2 & 3

NAV: £16,200.00 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.626592

Rates payable per sq. ft. (approx.): £4.79

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the external repairs, maintenance, security and upkeep of common areas.

VAT

All prices and outgoings are exclusive of VAT, which is chargeable.

EPC

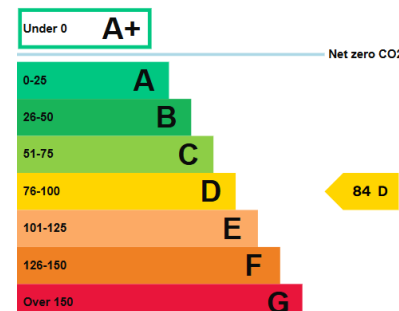
The property has an energy rating of D84.

The full certificate can be made available upon request.

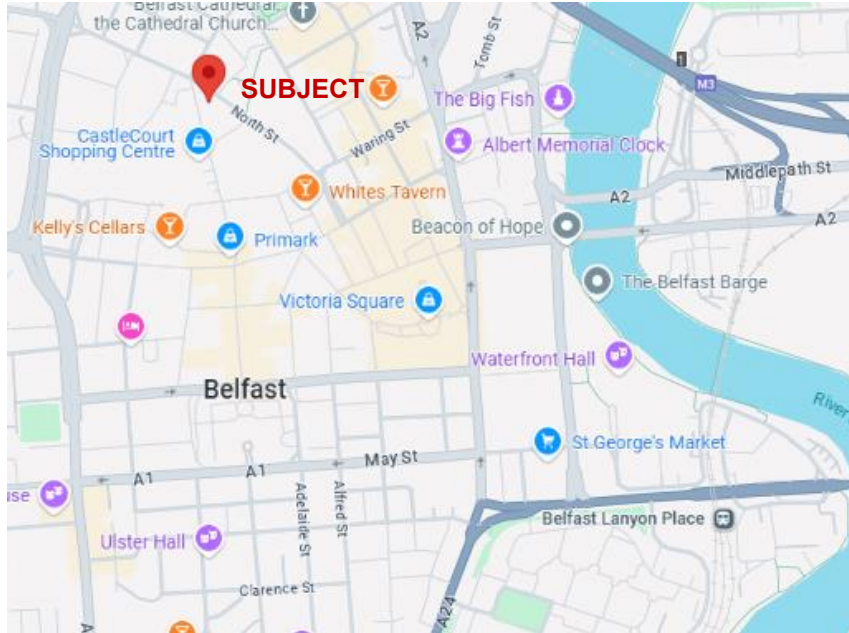
Sinclair House 89 Royal Avenue BELFAST BT1 1FE		Energy rating D
Valid until 14 January 2034	Certificate number 0568-3324-4892-0293-4004	

Energy rating and score

This property's energy rating is D.



LOCATION



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 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

Contact: Greg Henry / Aoibhin McDonnell

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Email: greg.henry@mcconnellproperty.com / aoibhin.mcdonnell@mcconnellproperty.com

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