



**Instinctive  
Excellence  
in Property.**

# To Let

**Prime City Centre Office Suite  
c. 2,112 sq ft (196.28 sq m)**

2nd Floor Causeway Tower  
9 James Street South  
Belfast  
BT2 8DN

**OFFICE**



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### EPC



### Location

Causeway Tower is a prestigious twelve-storey office building located on James Street South which extends between Bedford Street and Brunswick Street. The immediate vicinity is commercial with neighbouring occupiers including Danske Bank, EY and Tughans Solicitors.

The location benefits from excellent transportation links due to its close proximity to the new Belfast Transportation Hub and easy access to motorway networks via Grosvenor Road.

### Description

The property comprises an office suite situated on the 2nd Floor which is accessed via a shared entrance foyer serviced with lifts.

The accommodation provides an open plan office, reception area, boardroom and number of ancillary staff facilities. The offices are finished to a modern specification to include carpet floors, painted / plastered walls and suspended ceilings with recessed fluorescent/spotlighting.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Second Floor	2,112	196.28

### Lease Details

**Term:** Negotiable  
**Rental:** £35,000 per annum exclusive  
**Service Charge:** c. £5,600 per annum

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £33,900  
**Rate in £ for 2024/25 is:** £0.599362  
**Estimated rates payable:** £20,318.37



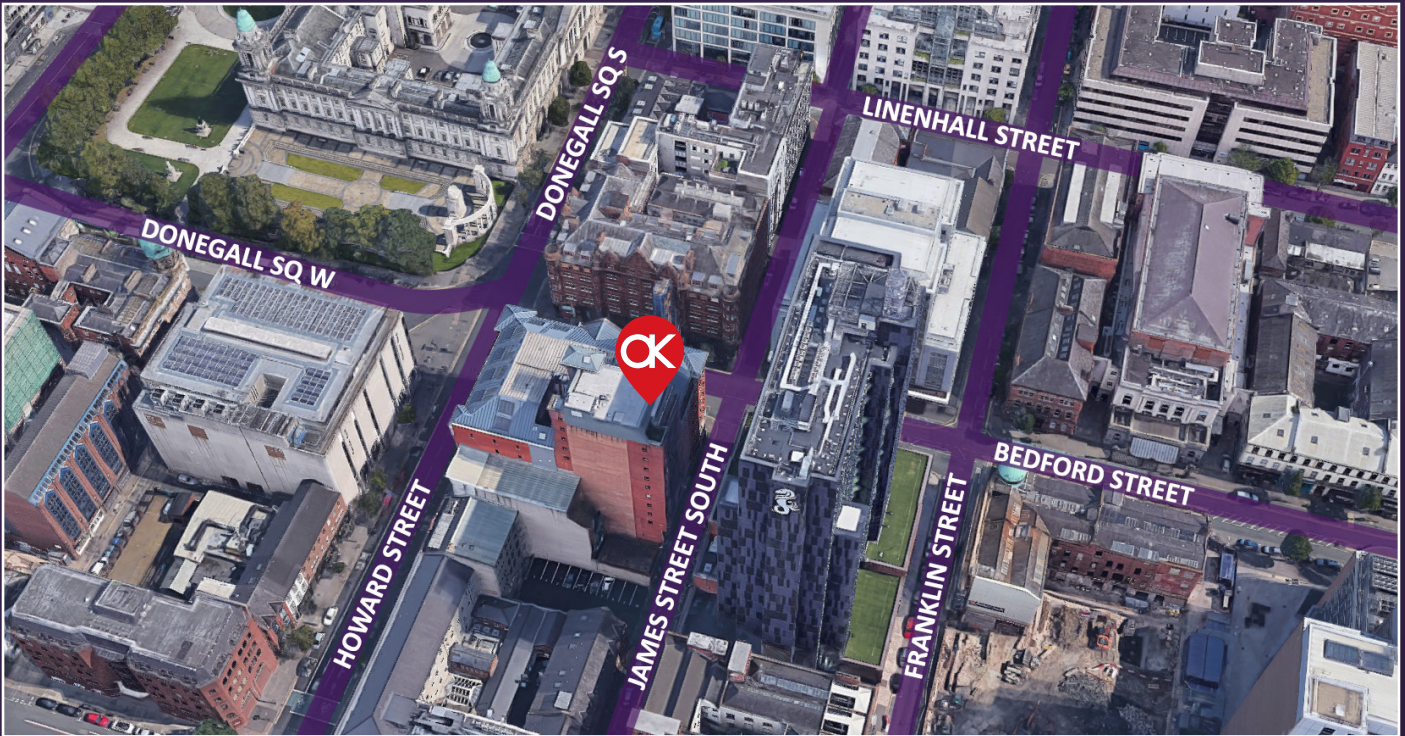
## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

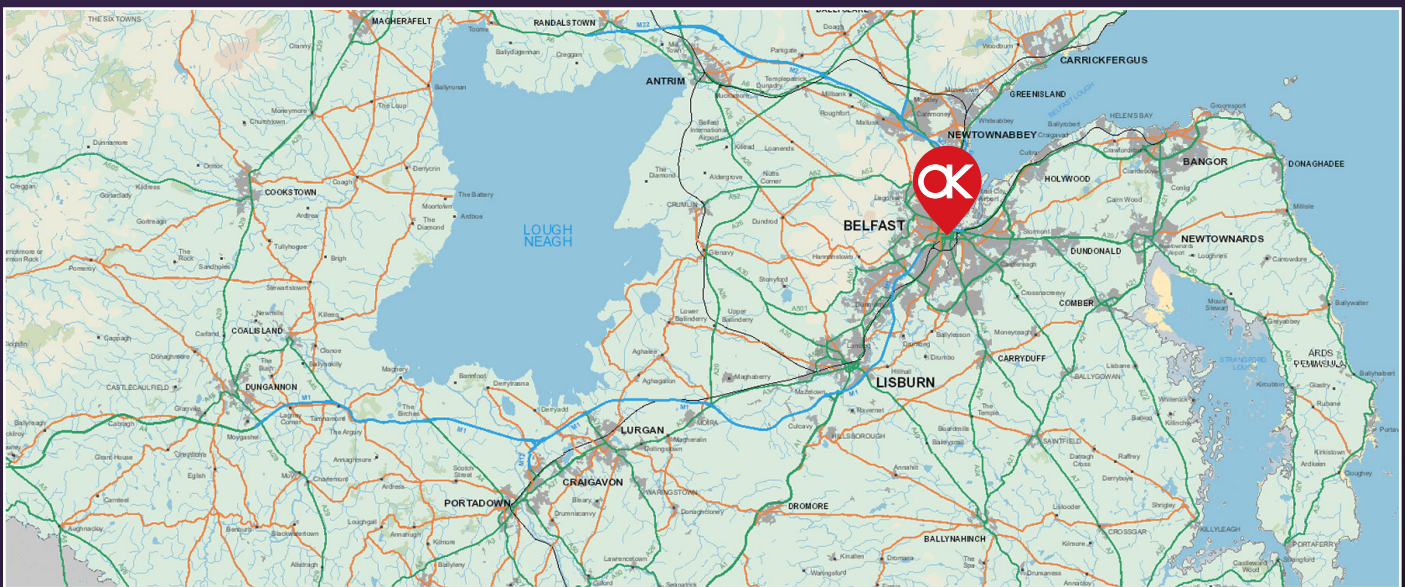
## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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## 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/uk/si/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.