



## To Let 2nd & 3rd Floor Office Suites

6-10 William Street, Belfast, BT1 1PR



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

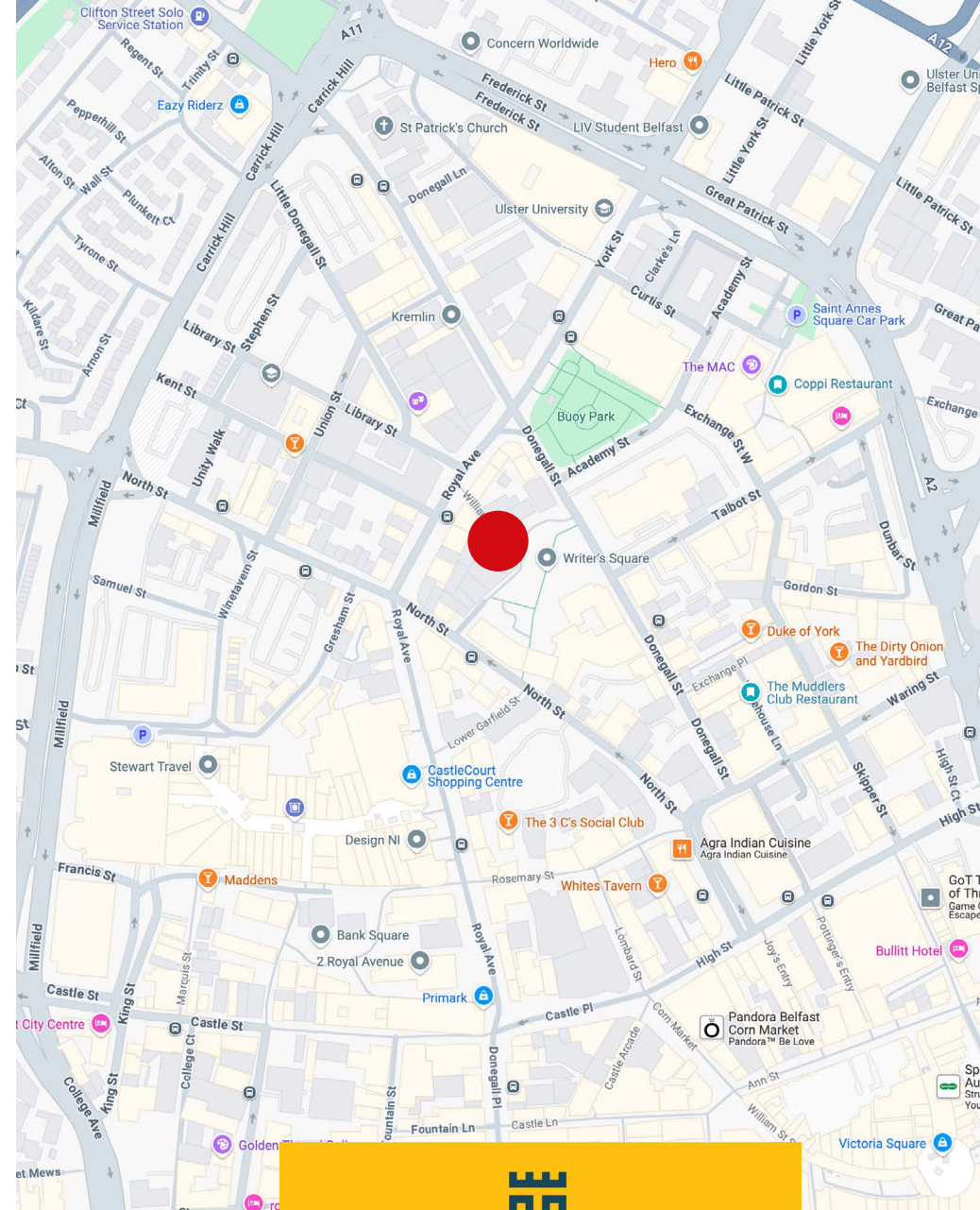
- Attractive office suites located on William Street, close to the new University of Ulster Campus.
- Two office suites available from c. 182 m<sup>2</sup> (1,959 ft<sup>2</sup>) to 396 m<sup>2</sup> (4,262 ft<sup>2</sup>)
- Offices are ideal for a variety of modern business users.

## DESCRIPTION

- The subject building is located on William Street which runs between Writers Square and Royal Avenue.
- The premises are finished to include aluminium framed glazed entrance doors into entrance lobby, 8-person passenger lift and stairwell to upper floors.
- Both floors provide a mix of open plan and cellular office space including back up accommodation. carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting and Economy 7 heating. WC's and Kitchens are in situ on each floor.

## LOCATION

- The subject building is located on William Street which runs between Writers Square and Royal Avenue.
- Occupiers nearby include St. Anne's Belfast Cathedral, The Ulster University Belfast Campus, Belfast Central Library, the Police Ombudsman for Northern Ireland, the Royal Ulster Academy of Arts and the MAC (Metropolitan Arts Centre).
- Situated close to Royal Avenue, the offices are within easy access of car parks and public transport links as well as the Province's motorway networks. The prime retail areas of Donegall Place and CastleCourt are within a minutes walk.
- There are a number of parking facilities within a close walk to include St Anne's Square, Library Street Public Car Park and Hill Street Car Park.
- Translink bus services run on both Royal Avenue and North Street.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Access from William Street Entrance Lobby and stairwell/lift leading to upper floors		
Second Floor	Office Suite to include Entrance lobby, open plan offices. Fitted kitchen and male & female wc facilities adjacent to lift.	214	2,303
Third Floor	Office Suite to include Entrance lobby, open plan office, boardroom, two offices and small store. Fitted kitchen and male & female wc facilities off lobby, adjacent to lift.	182	1,959
<b>Total Net Internal Area</b>		<b>396</b>	<b>4,262</b>

## LEASE DETAILS

Availability:	From 01/09/2025
Term:	Negotiable.
Rent:	Second Floor £30,000, per annum Third Floor £25,000, per annum
Rent Reviews:	Upwards only on third or fifth anniversary.
Repairs & Insurance:	Tenant responsible for internal repairs and a proportionate part of the Landlords Buildings Insurance premium.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of the maintenance and upkeep of the common area and management fees.

## RATES

NAV:	2nd Floor - £23,000 3rd Floor - £21,200
Rate in £ 2025/26 =	0.626592
Rates Payable 2025/26:	2nd Floor - £14,411.62 3rd Floor - £13,283.75

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

## VAT

As the building is VAT registered the rental and all other outgoings are liable to Value Added Tax.



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Ulster University

To Odyssey Pavillion

Central Library

St Anne's Cathedral

SUBJECT

Royal Avenue

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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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