

**tdk** | Property

tdkproperty.com 028 9024 7111

**Fully Fitted Offices  
'Plug and Play'**  
(Capital contribution for redecoration)



**4th Floor - State Buildings**  
3,948 sq. ft Office Space

City Centre Office Suite  
4th Floor State Buildings,  
Arthur St, Belfast BT1 4HG

**TO LET**

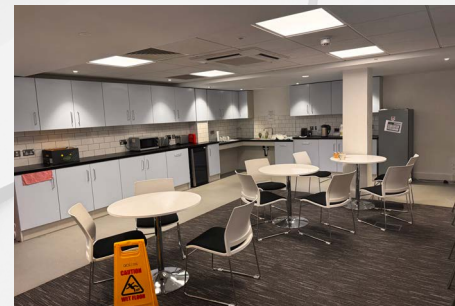
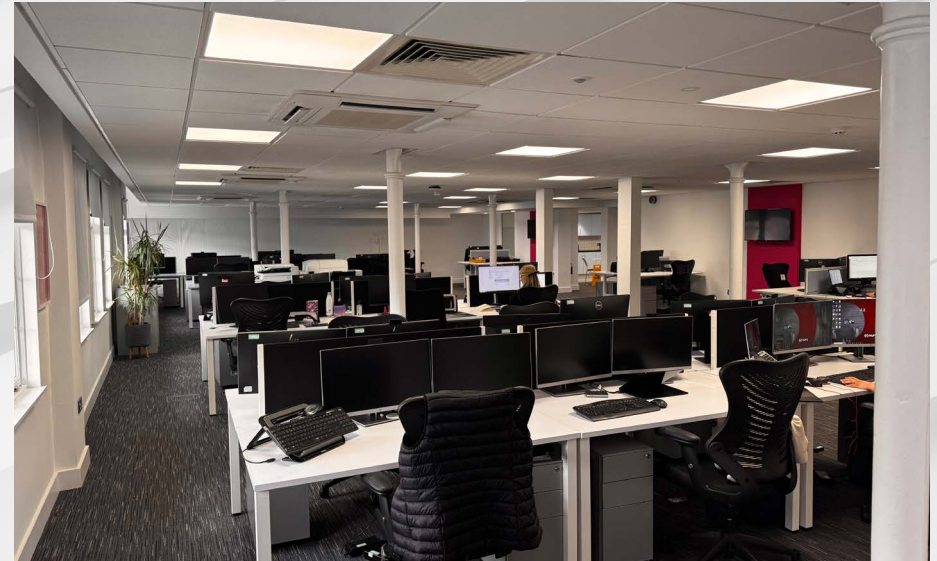


## PROPERTY SUMMARY

- Grade A Office Space.
- Highly Prominent City Centre Location.
- £15/sq. ft.
- Fully fitted
- 40 workstations

## LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment population of approximately 1 million people. The city is one of the main retail centres in the UK and Ireland. The building is in a prime location on Arthur Street, one of Belfast City Centre's busiest pedestrian routes and located adjacent to Victoria Square.





## ACCOMMODATION

(all measurements in sq. ft)

Description	Sq Ft
Fourth Floor	3,948

## LEASE DETAILS

Term	5 Year Lease
Rent	£59,220 (£15/sq. ft)
Repairs	Effectively full repairing basis by way of a service charge
Service Charge	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance	Tenant to pay a proportion of the building's insurance premium.

## RATEABLE VALUE

We are advised by Land & Property Services that this office NAV is rated £30,200.00 and the rates are estimated at £18,923.08 for 2025 - 2026.

## EPC

The building is currently rated as C - 70. A copy of the EPC Certificate can be made available upon request.

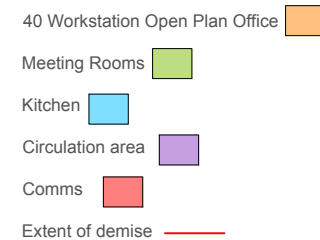
## VAT

All prices are quoted exclusive of VAT which is chargeable.





- Fully fitted offices – ‘plug and go’
- 40 workstations
- 3 small meeting rooms
- 1 board room
- Comms room
- Kitchen/breakout space
- Fully air-conditioned
- Carpeted raised access flooring
- Plastered & painted walls
- Suspended ceilings
- Recessed LED lighting
- Video Intercom access control
- Refurbished WC facilities
- 2 Modern Lifts
- Newly modernized lobby

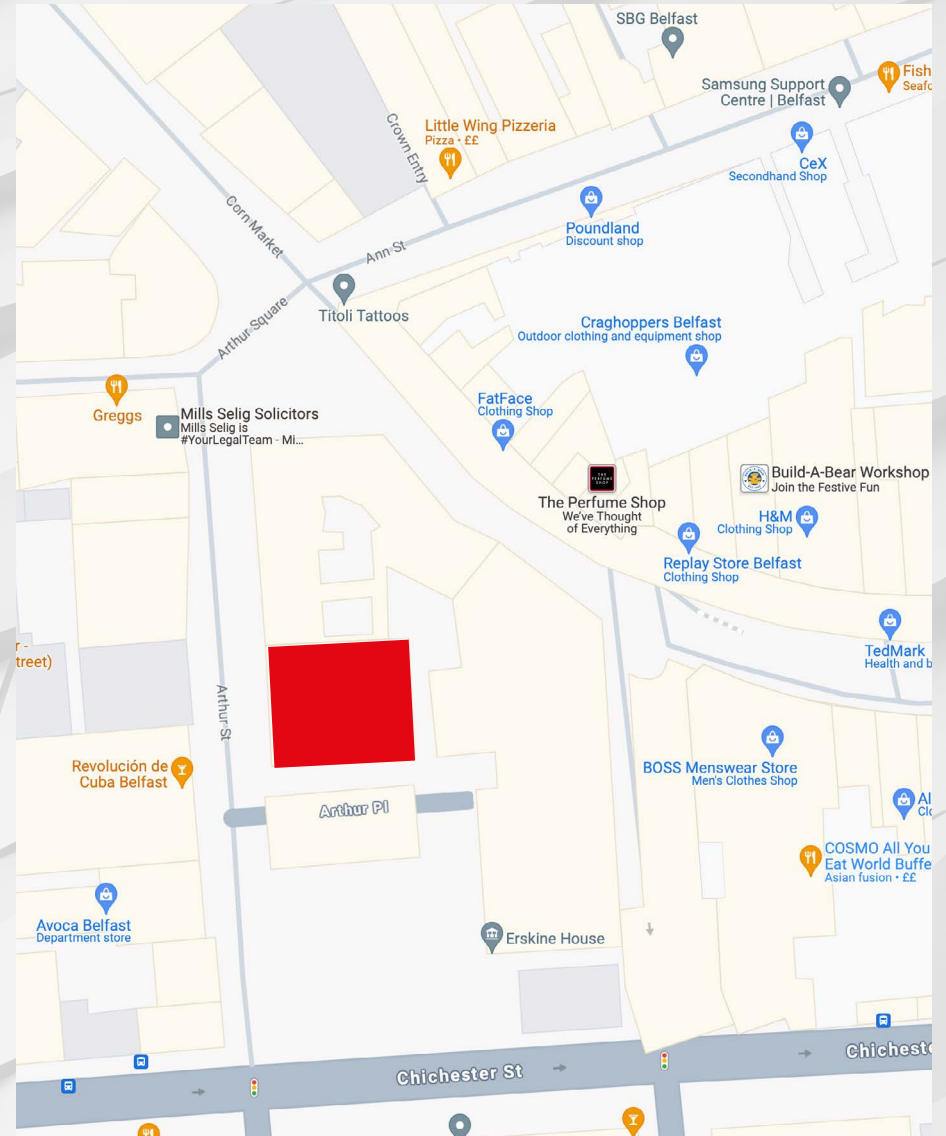


**FOURTH FLOOR STATE BUILDING, 16-22 ARTHUR STREET, BELFAST, BT1 4HG** NIA = 366.8m<sup>2</sup>/ 3948.2sqft



## VIEWING AND FURTHER INFORMATION

Contact: Contact: Stephen Deyermund  
Tel: 028 9089 4065  
Email: [stephen.deyermond@tdkproperty.com](mailto:stephen.deyermond@tdkproperty.com)



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukls/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 TDK Commercial Property Consultants LLP. 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.