

TO LET

SUPERB  
OFFICE SUITE  
c.1600 sq.ft

St. Anne's Square  
Cathedral Quarter  
Belfast

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

028 9091 8257

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

**HUGHES**  
COMMERCIAL

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LOCATION

THE SUBJECT PROPERTY FORMS PART OF THE HUGELY SUCCESSFUL SAINT ANNE’S SQUARE DEVELOPMENT IN THE HEART OF CATHEDRAL QUARTER, BELFAST.

CATHEDRAL QUARTER HAS WITNESSED UNPRECEDENTED INVESTMENT IN RECENT YEARS AND AS SUCH HAS CONSOLIDATED IT’S REPUTATION AS A LEADING DESTINATION FOR CULTURE, ENTERPRISE AND LEARNING IN THE CITY.

SAINT ANNE’S SQUARE, DEVELOPED IN 2009, INCORPORATES A MIX OF OFFICES, RESTAURANTS, RESIDENTIAL AND HOTEL USES CENTRED AROUND A PUBLIC SQUARE WHICH HOSTS A NUMBER OF OUTDOOR EVENTS THROUGHOUT THE YEAR.

IN TERMS OF ACCESSIBILITY, THE OFFICES BENEFIT FROM BEING 50M FROM THE MULTI STOREY CAR PARK, ALSO PART OF SAINT ANNE’S SQUARE AND EASY ACCESS TO THE WESTLINK AND MOTORWAY NETWORK. THE CITY HALL IS ONLY A 10 MINUTE WALK AWAY.



DESCRIPTION

THE OFFICES, LOCATED AT FIRST FLOOR ARE ACCESSED FROM THE SQUARE AND OFFER HIGH QUALITY ACCOMMODATION WITH DUAL ASPECT OVER THE SQUARE AND VIEWS OF SAINT ANNE’S CATHEDRAL.

INTERNALLY THE OFFICES HAVE BEEN SUBDIVIDED TO PROVIDE BOARDROOM, PRIVATE OFFICE, OPEN PLAN AREA AND FITTED KITCHEN. FINISHES INCLUDE,

- SUSPENDED CEILING WITH RECESSED LED LIGHTING
- AIR CONDITIONING
- RAISED ACCESS FLOOR WITH POWER DISTRIBUTION
- CARPET FINISH
- PLASTER AND PAINTED WALLS
- INTERCOM ACCESS CONTROLS
- MEETING ROOMS WITH HIGH QUALITY INTERNAL GLAZING
- LIFT ACCESS
- FULLY FITTED KITCHEN
- ACCESSIBLE W.C



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ACCOMMODATION

Net internal area

149 SQ.M ( 1600 SQ.FT)

LEASE DETAILS

TERM	BY NEGOTIATION
RENT	£22 PER SQ.FT
REPAIRS	FULL REPAIRING THROUGH A SERVICE CHARGE
EPC	AVAILABLE ON REQUEST
NAV	£19,200 RATE IN £ IS 0.6265
VAT	VAT IS PAYABLE ON ALL RENTS AND OUTGOINGS



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## Contact

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