TO LET

SUPERB OFFICE SUITE c.1600 sq.ft

St. Anne's Square Cathedral Quarter Belfast

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk



COMMERCIA

PROPERTY CONSULTANTS





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.

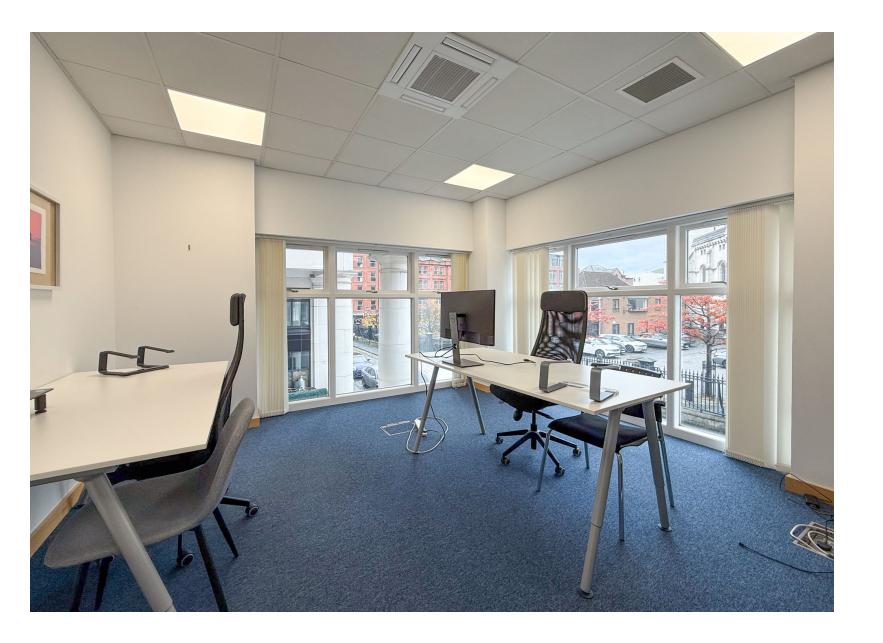


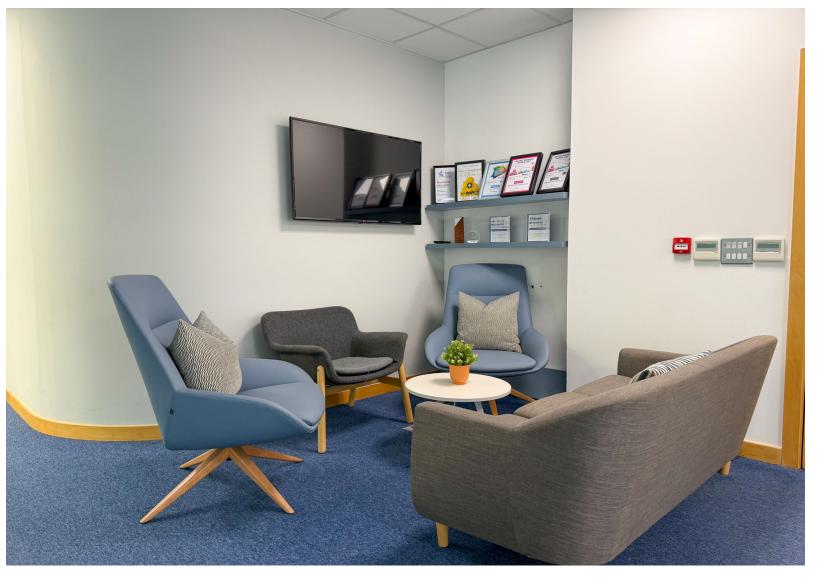


THE OFFICES, LOCATED AT FIRST FLOOR ARE ACCESSED FROM THE SQUARE AND OFFER HIGH QUALITY ACCOMMODATION WITH DUAL ASPECT OVER THE SQUARE AND VIEWS OF SAINT ANNE'S CATHEDRAL.

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







FIRST FLOOR OFFICES ST. ANNE'S SQUARE CATHERAL QUARTER BELFAST

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ACCOMMODATION

Net internal area

149 SQ.M (1600 SQ.FT)



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LEASE DETAILS

TERM BY NEGOTIATION

RENT £22 PER SQ.FT

REPAIRS FULL REPAIRING THROUGH

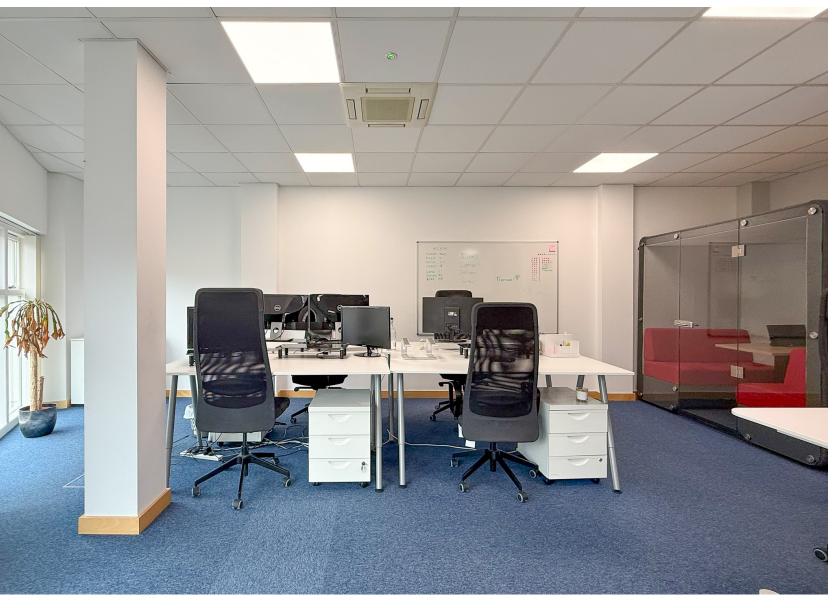
A SERVICE CHARGE

EPC AVAILABLE ON REQUEST

NAV £19,200 RATE IN £ IS 0.6265

VAT IS PAYABLE ON ALL

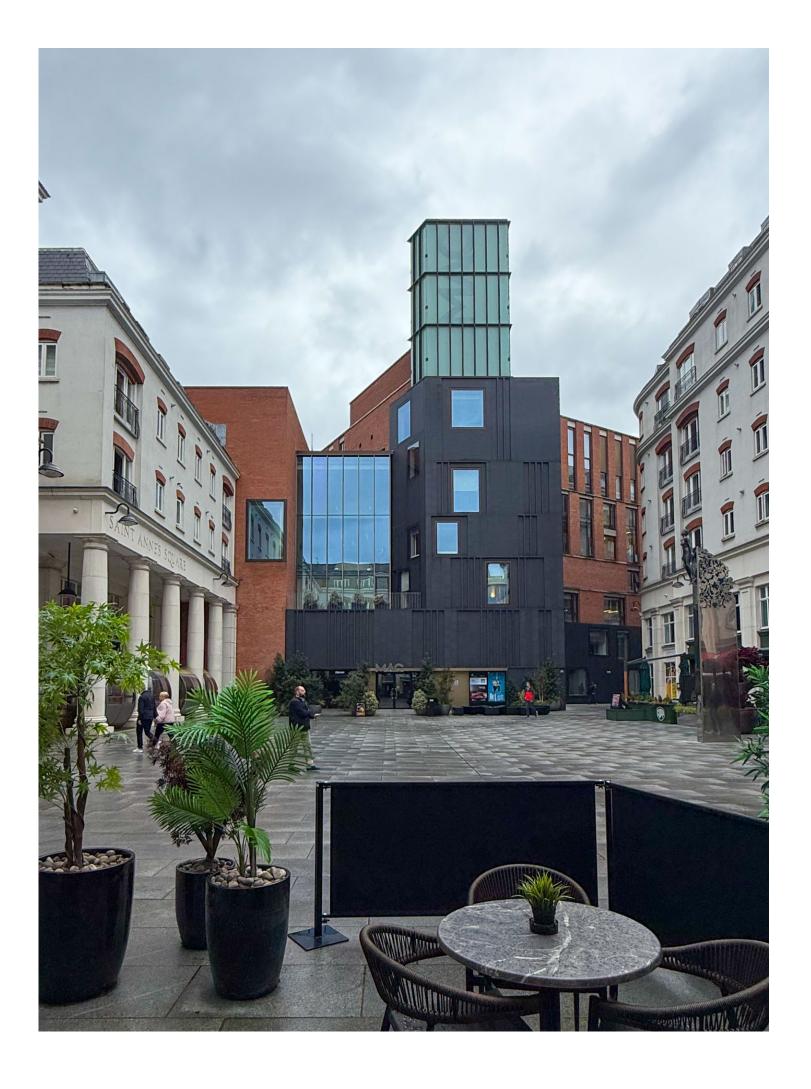
RENTS AND OUTGOINGS

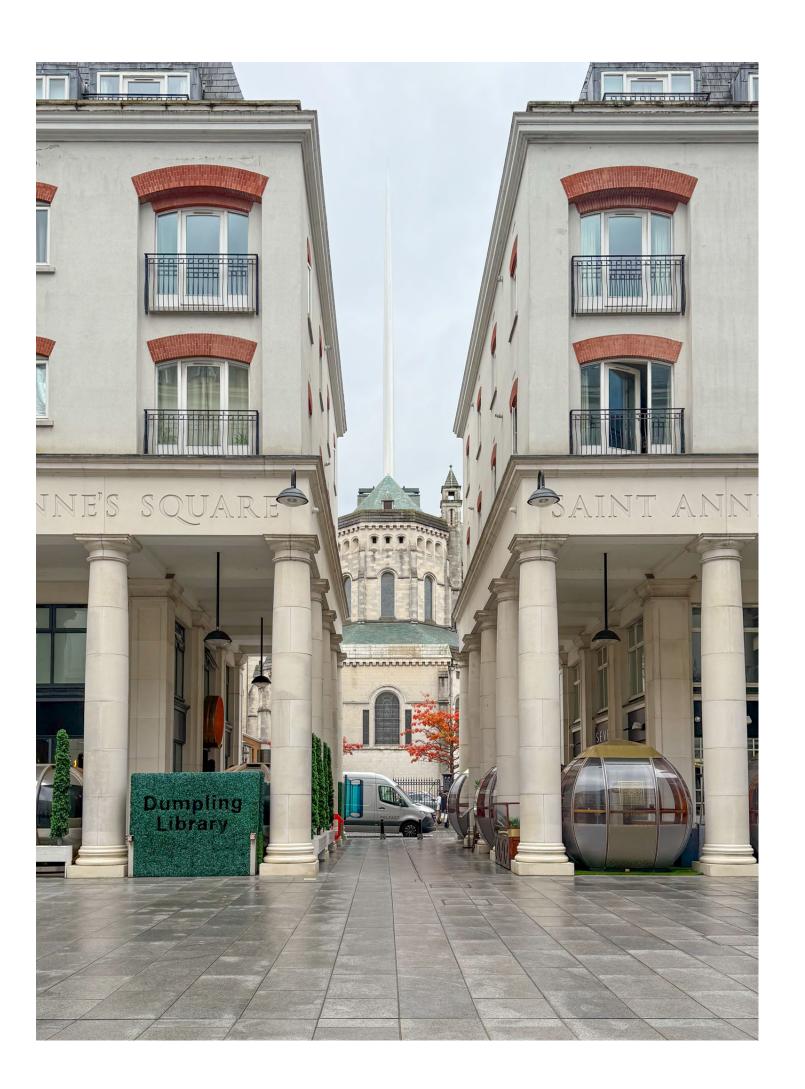


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Contact

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E: ciaran@hughescommercial.co.uk M: 07712 894249 All details are provided in good faith, but Hughes Commercial for themselves, joint agents and vendors/lessors of the property for whom they act give notice that 1. The particulars do not constitute, in whole or part, any offer of a contract or part thereof and Hughes Commercial has no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hughes Commercial, for themselves or for the vendors/lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves as to the correctness of any statements made with these particulars. 4. The vendors/lessors do not make, give or imply nor does Hughes Commercial or any person in its employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

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