

# TO LET



Quality Prime Office Suite with car parking  
Hamilton House, Joy street, Belfast

**HUGHES**  
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PROPERTY CONSULTANTS

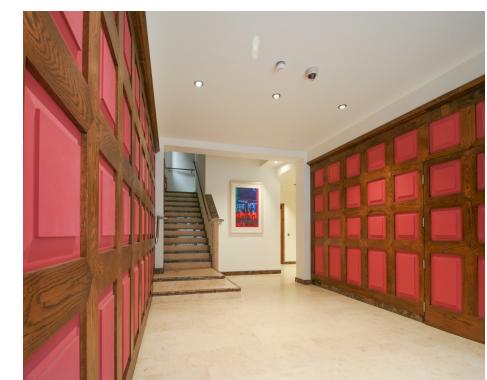
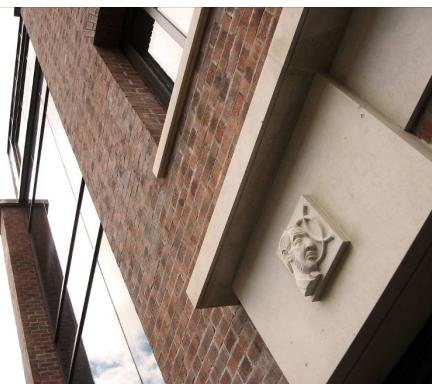
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## DESCRIPTION

This fantastic penthouse suite with barrel vaulted ceiling forms part of an award winning building and offers high quality, unique accommodation with a feature internal staircase linking the penthouse level to further space on the second floor.

### Finishes include:

- Raised access flooring
- Carpet finish
- Power distribution
- Suspended/feature ceilings
- Plastered and painted walls
- Recess/strip lighting
- WCs on each floor
- Shower facilities
- CCTV access controls
- Gas central heating
- Comfort cooling



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**ACCOMMODATION** Net internal area:

	<b>Sq M</b>	<b>Sq Ft</b>
Part 2nd floor office	199.54	2147
3rd floor office	1327.60	3525

4 no. undercroft car park spaces available to the rear

**LEASE DETAILS**

Term By negotiation

Rent On application

Repairs Full repairing through the service charge recovery

NAV £81,300 . Rate in £ 25/26 is 0.626

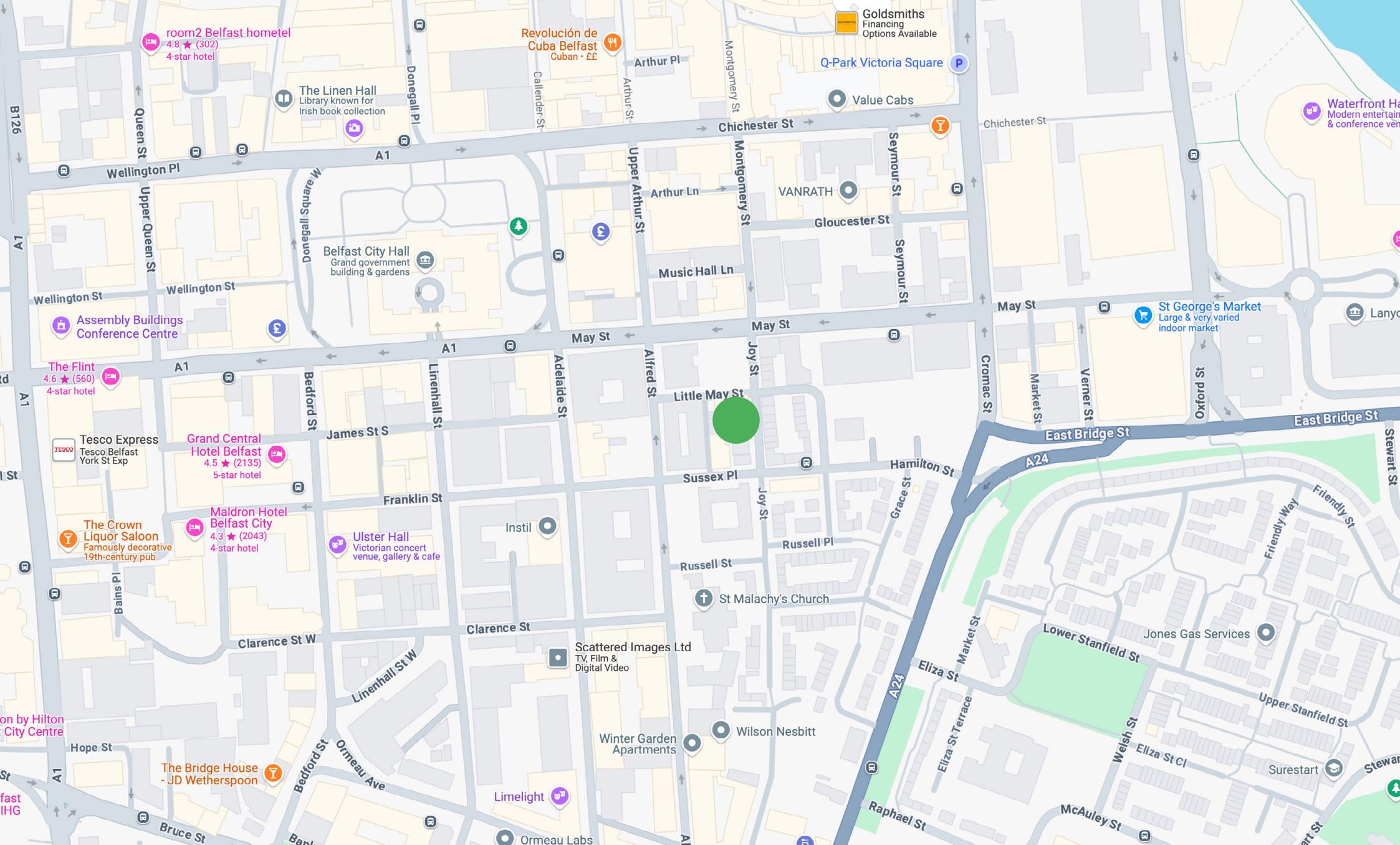
VAT All rents and outgoings are subject to VAT

EPC Available upon request



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