



flexible terms

HUGHES
COMMERCIAL
PROPERTY CONSULTANTS

TO LET

Fully furnished offices suites
Cathedral House
23/31 Waring, Belfast.

Cathedral House, Waring street Belfast.

LOCATION

The subject premises occupy a prime location in Cathedral Quarter which is now regarded as the cultural centre of Belfast with its many restaurants, entertainment venues and hotels.

Cathedral Quarter is also a location where companies within the creative industries and digital media are now thriving.

Being on the northern fringes of the city centre, CQ is highly accessible with direct linkages to the motorway network.

DESCRIPTION

This three storey building offers fully furnished office solutions with a variety of office sizes. Finishes include

- suspended ceilings with recessed lighting
- air conditioning
- carpets
- male/female/disabled w.c's
- lift to all floors
- 24 hour access
- roof top terrace
- fast fibre optic broadband(speeds may increase further to suit a tenants needs.)



Cathedral House, Waring Street Belfast.

ACCOMMODATION

Office suites available accommodating four to 10 persons.

EPC

Awaiting Certificate.

LEASE DETAILS

Term	12 month Licence agreement.
Rent	On application (to include rent, service charge and utilities.)
Rates	Payable by the tenant.
VAT	All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



Cathedral House, Waring Street Belfast.



CONTACT

Ciaran Hughes

M. 07712 894249

E. ciaran@hughescommercial.co.uk



All details are provided in good faith, but Hughes Commercial for themselves 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.