

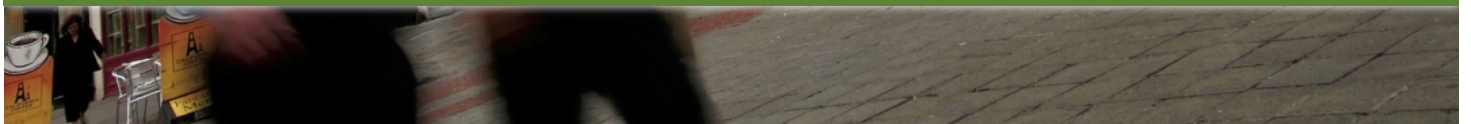


TO LET
GRADE A SERVICED OFFICES
ARTHUR HOUSE, 41 ARTHUR ST.
BELFAST.

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS



LOCATION

This landmark building is ideally positioned in Belfast's city centre, a short distance from the City Hall (50 metres) in the heart of the central business core.

Located on a vibrant pedestrian street, surrounded by cafés and restaurants, its central location benefits from close access to car parking and all major transport links, including multi-storey car parks, motorway networks, George Best City Airport, Belfast Central Train Station and numerous bus routes just a short walk away.



DESCRIPTION

www.arthurhousebelfast.co.uk

Grade A city centre, fully serviced and DDA compliant office accommodation, available from 100 sq ft to 40,000 sq ft

A single monthly fee, includes the following services:

- Rent
- Business rates
- Service charge
- Electricity and Heating
- Broadband and Telecoms
- Building insurance and maintenance
- Reception staff
- Fully furnished
- Daily cleaning services, supplies and waste disposal
- 24 hour access, 7 days per week
- Building security - cctv, fob entry system, 24 hour monitoring
- Full use of kitchens, including tea and coffee
- Shower Facilities
- Reception help desk / hospitality services
- Access to in-house meeting and conference rooms
- Phone routing, daily mail handling and message forwarding facility

SPECIFICATION

- Individual air-conditioning
- Natural light to all suites
- Electronic door access control
- Raised access flooring
- CAT 6e cabling
- State-of- the-art IT & Telecoms
- Toilets on each floor
- Shower facilities
- Kitchen / Breakout areas on each floor
- Twin 8 person lifts

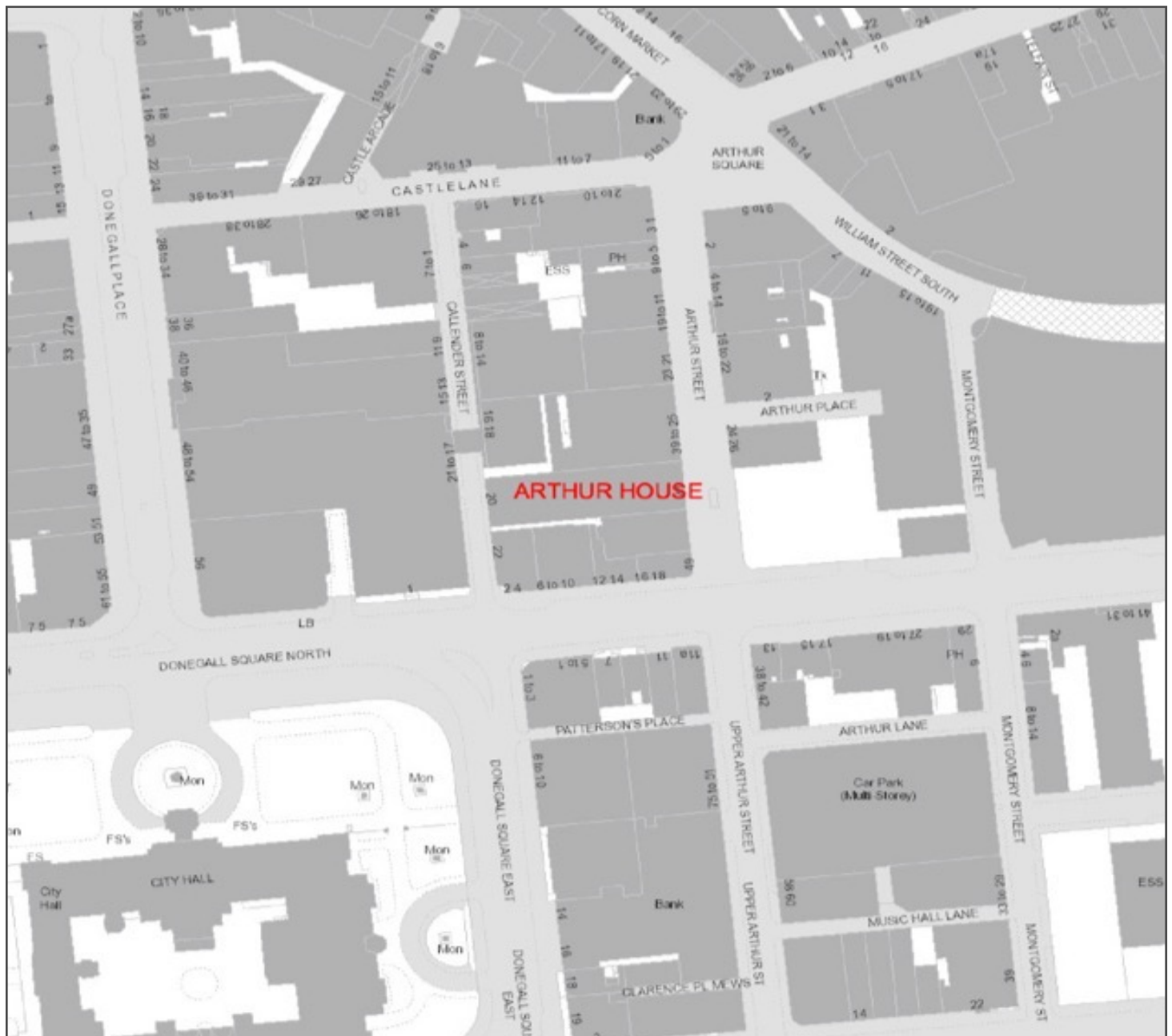


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Rent	On application
Terms	Available on a fully serviced basis, on flexible terms
V.A.T	All prices are exclusive of, but may be liable to V.A.T
Viewing details	By appointment with the letting agent



CONTACT

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