

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



## **Ground Floor Office Suite c. 3,140 sq ft**

**Artola House  
Victoria Street  
Belfast  
BT1 4PB**

- Complete New-Build behind the retained red brick façade
- May be suitable for alternative uses, subject to the necessary planning consents

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

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## LOCATION

The subject is located in the heart of Belfast city centre, just steps away from the Law Courts and Victoria Square Shopping Centre with its 1,000 space underground car park.

A plethora of coffee shops, restaurants, pubs and retail shops are within a minute's walk.

Artola House has been completely and sympathetically re-built behind the retained red brick front and rear elevations. Other occupiers within the building include RSA Insurance, Jacobs and Sedgwick.

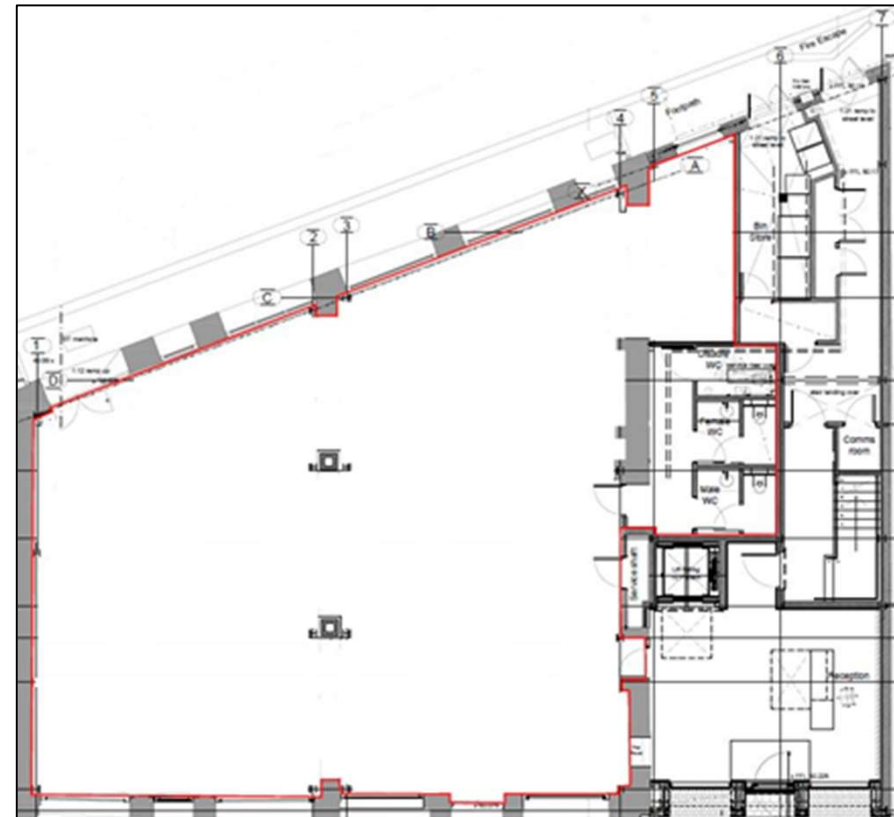
## DESCRIPTION

The developers have succeeded in retaining much of the character of the original 1870's linen storage warehouse by conserving the majority of the original red brick and introducing new metal and wood finishes to provide an attractive and much sought after modern office environment with exceptionally well appointed bathrooms, reception and common areas.

This ground floor suite extends to c. 3,140 sq ft currently in developers shell and will be finished to a high standard to include:

- VRF air conditioning system
- Mechanical Ventilation
- Raised Access Floors
- Carpet / carpet tiles throughout
- LED Lighting
- Modern Male / Female / Accessible WC's

## FLOOR PLAN



## LEASE TERMS

Rent: On application

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs, maintenance and upkeep of common areas, management fees etc.

## RATES

Net Annual Value: £47,300

Rate in £ for 2024/25 : 0.599362

Rates payable 2024/25 (approx): £28,349.82

Interested parties are advised to make their own enquiries in respect of rates.

## VAT

All prices quoted are exclusive of, but are liable to, Value Added Tax.

## EPC

To be assessed on completion of Landlord works.



## LOCATION MAP



### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## VIEWING

For further information or to arrange a viewing, please contact:



**Contact:** Greg Henry / Ross Molloy  
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