



HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

TO LET (By way of assignment)

**Superb Second Floor Offices
Saint Anne's Square
1 Edward Street, Belfast.**

LOCATION

Cathedral Quarter has seen unprecedented investment in recent years to establish itself as the cultural heartbeat of the city, with its eclectic mix of restaurants, hotels, arts venues and an increasing numbers of companies in technology, digital media and creative industries.

The new Ulster University campus will see student numbers rising from 2500 to 12,500 by 2019 and as such Cathedral Quarter will consolidate it's growing reputation as a focal point and leading destination for enterprise, culture and learning.

An excellent road infrastructure provides easy access to the greater Belfast area and the wider motorway network



DESCRIPTION

The subject property forms part of the highly successful Saint Anne's Square mixed use development and the office has been fitted to a high standard to include

- Raised access floors with carpet finish
- Floor boxes
- Suspended ceilings
- Recessed LED lighting
- Plastered and painted walls
- LPHW gas central heating
- Kitchen
- Reception area, private offices and meeting room.
- CCTV access controls to main entrance.
- w.c
- Lift access to all floors.

In addition the property is adjacent to Saint Anne's Square multi storey car park thus allowing convenient access for staff clients.

AREA

The net internal area is 102.23 sq.m (1100 sq.ft) approx.



1 Edward Street, Belfast.

LEASE DETAILS

Term The premises are held for a term of 5 years from the 7th January 2016.

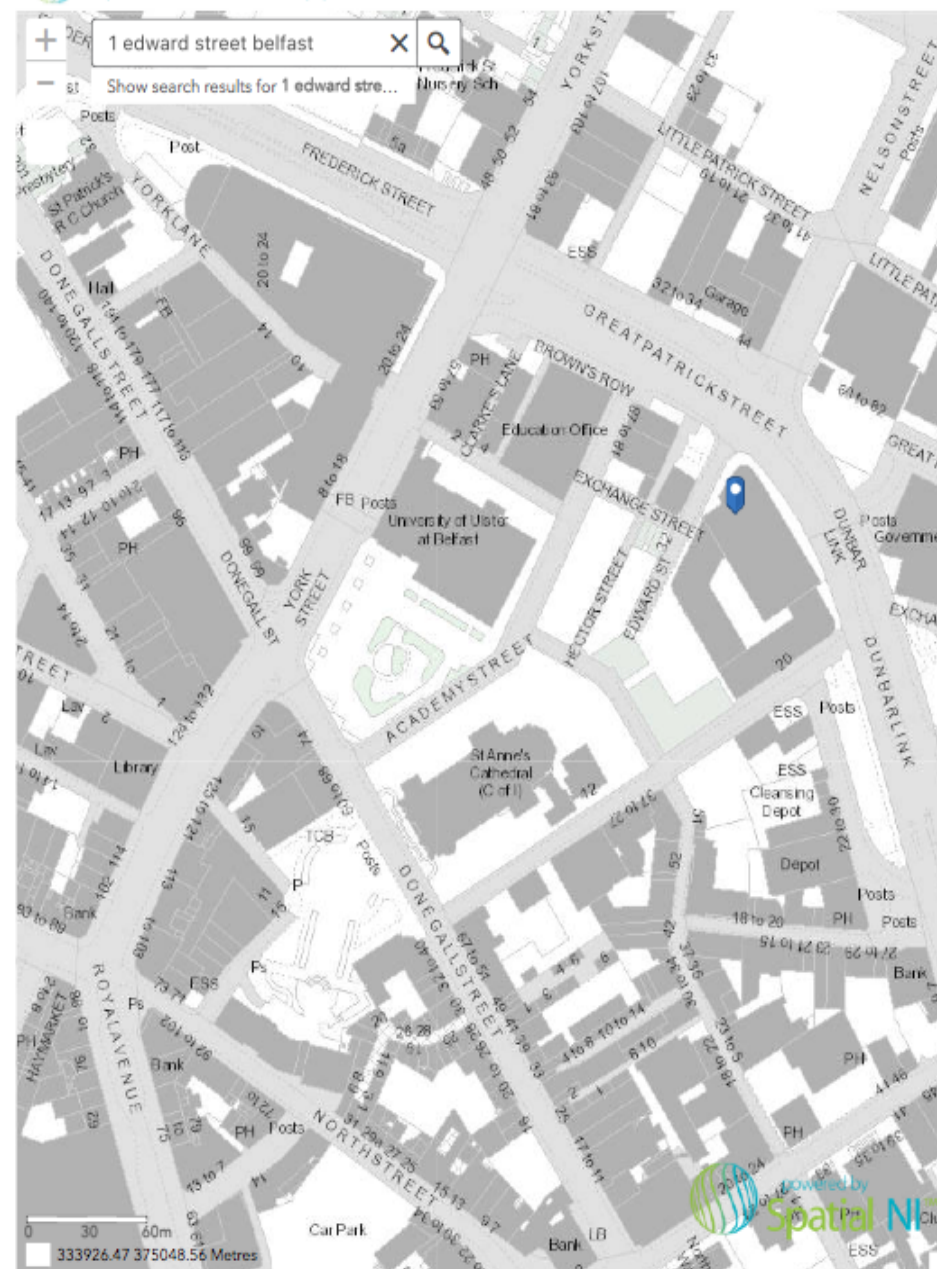
Rent £13,440 pa plus VAT.

Tenant Break The tenant has an option to determine the lease at the third anniversary providing six months prior notice to the landlord.

Service Charge The tenant shall pay proportion of the costs in relation to the repair and maintenance of the building, lift maintenance , cleaning of common areas etc.

Buildings Insurance The tenant shall pay a proportion of the total buildings insurance premium for the building.

NAV £9450 (rate in £ for 2017/2018 is 0.592681)
Rates payable is £5600 pa and may be subject to a 20% discount under the Small Business Rates Relief Scheme.



Contact

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