

# First Floor, 50-56 Wellington Place, Belfast, BT1 6GF To Let

First Floor City Centre Office Suite extending to approx. 2,544 sq ft



## Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The city is located approximately 100 miles from Dublin and 70 miles south east of Londonderry. Belfast benefits from two airports in Belfast City Airport, some 2 miles to the east of the city centre and Belfast International Airport, approximately 17 miles to the north east. The city has four railway stations with a Belfast to Dublin travel time of less than 2 hours.

## Situation

The subject property occupies a prominent location in Wellington Place which is the main arterial route running west to east to the front of the City Hall at Donegall Square North. The City Hall is located approximately 200m to the east of the subject property. Neighbouring occupiers include Johnsons Solicitors, Matchetts Music and Progressive Building Society.

## Description

The subject premises comprises first floor office accommodation contained within a 6 storey building. The space is finished to a good standard to include plastered and painted walls, suspended ceilings, recessed strip lighting, double glazed windows, perimeter trunking and carpeted flooring. Communal WC facilities are located on each floor.

A full refurbishment is available to meet an end users specification. Please contact the agent for further information.

## Schedule of Accommodation

	Sq Ft	Sq M
<b>Total</b>	<b>2,544</b>	<b>237</b>

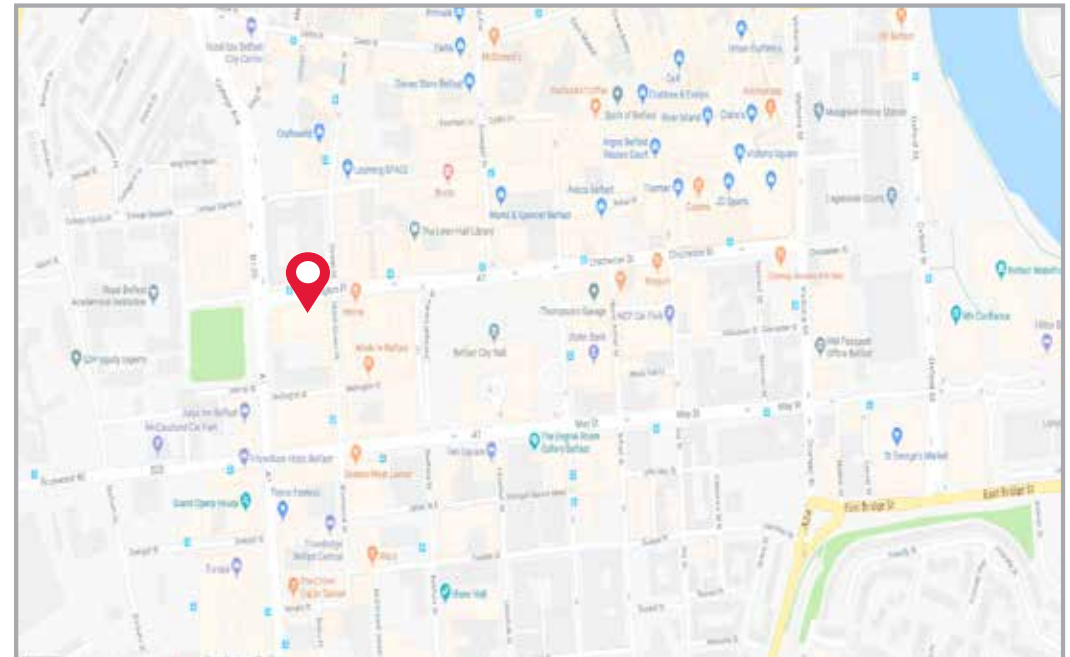
## Lease Details

**Rent** – Rent on application. The rent will be dependent on the level of refurbishment required.

**Term** – By negotiation.

**Service Charge** – There will be a service charge to cover the cost of maintenance of common areas and management fees.

**Insurance** – The tenant will reimburse the landlord with the cost of insuring the building.



For Indicative Purposes Only





## Energy Performance Certificate

To be confirmed.

## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £15,800

Rate in £ 18/19: £0.6028

Rates payable, if applicable: £10,850

## Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Greg Henry  
**028 9026 9265**  
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