



**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS

**TO LET**

**Superb Third Floor Offices c. 1460 sq.ft  
Andras House, 60 Gt. Victoria Street, Belfast.**



3rd Floor, Andras House, 60 Gt. Victoria Street, Belfast

## Location

The subject property occupies a convenient location in the city centre, directly opposite the Europa Bus and Train Station and only a two minute walk to the City Hall.

The immediate vicinity offers an array of coffee shops, restaurants and convenience food, to cater for the needs of staff.

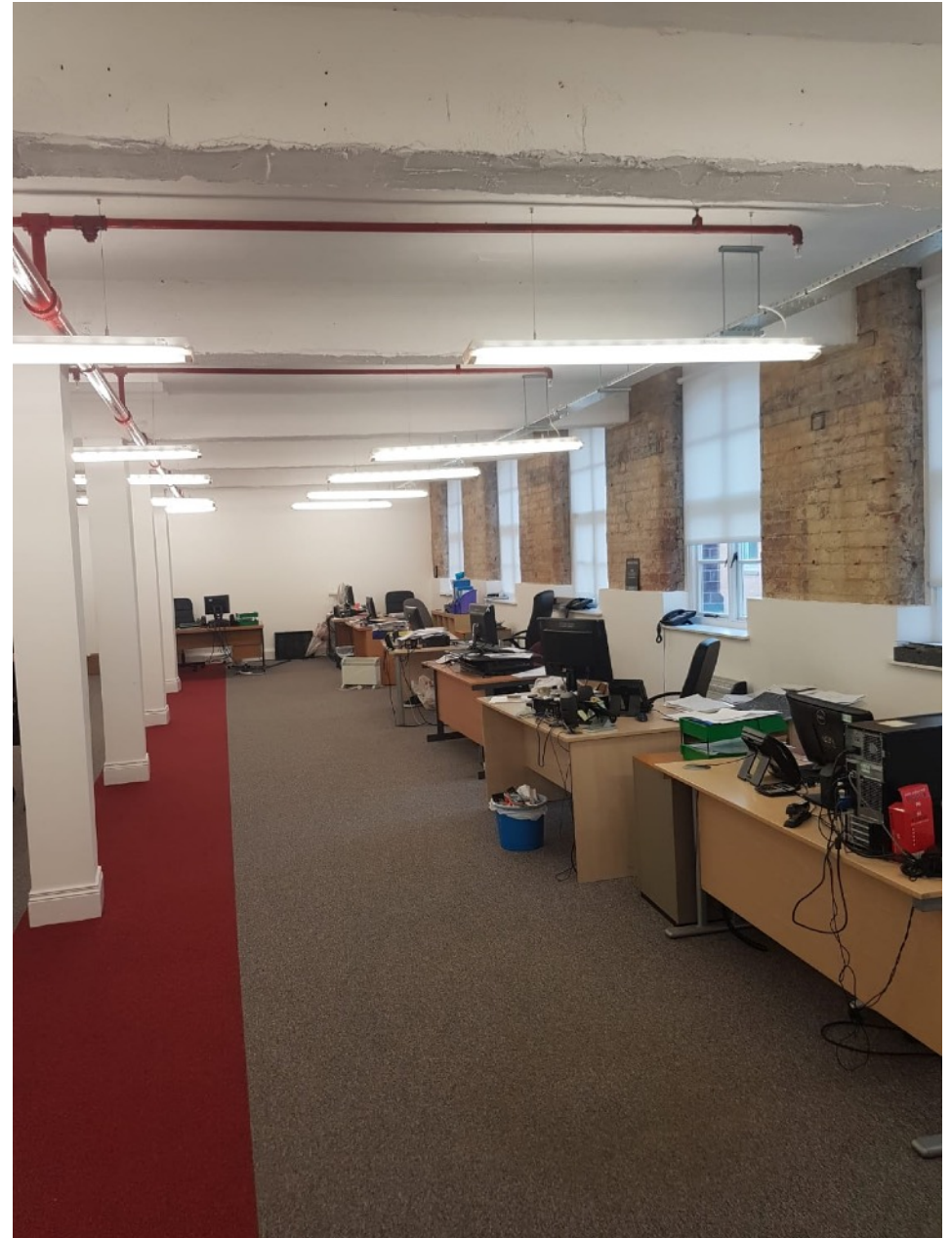
The excellent public transport linkages provide easy access to all metro bus routes in the city.

## Description

The third floor office is accessed from an impressive entrance lobby with on site commissionaire.

The excellent office is fitted to include

- Part exposed red brick walls
- Exposed ceilings
- Linear LED lighting
- Perimeter trunking
- Heating
- Carpet finish
- Shared w.'s and kitchen facilities
- Shower facilities.



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## Accommodation

Net lettable area 135.69 sq.m (1460 sq.ft).

N.B An additional 400 sq.ft may be available in adjacent office if required.

## Lease Details

Term	By negotiation.
Rent	£16,750 pa plus VAT.
Repairs	Tenant responsible for internal repairs.
Service Charge	The tenant will a proportion of the costs in relation to the upkeep of the building etc.
Buildings Insurance	The tenant shall pay a proportion of the total buildings insurance premium for the building.

## NAV

£11,500, therefore rates payable £6932 approximately. A further discount of 20% may be available through the Small Business Rates Relief Scheme.

## EPC

Awaiting Certificate.





3rd Floor Andras House, 60 Gt. Victoria Street, Belfast.





## **CONTACT**

Ciaran Hughes

M. 07712 894249

E. [ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)



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