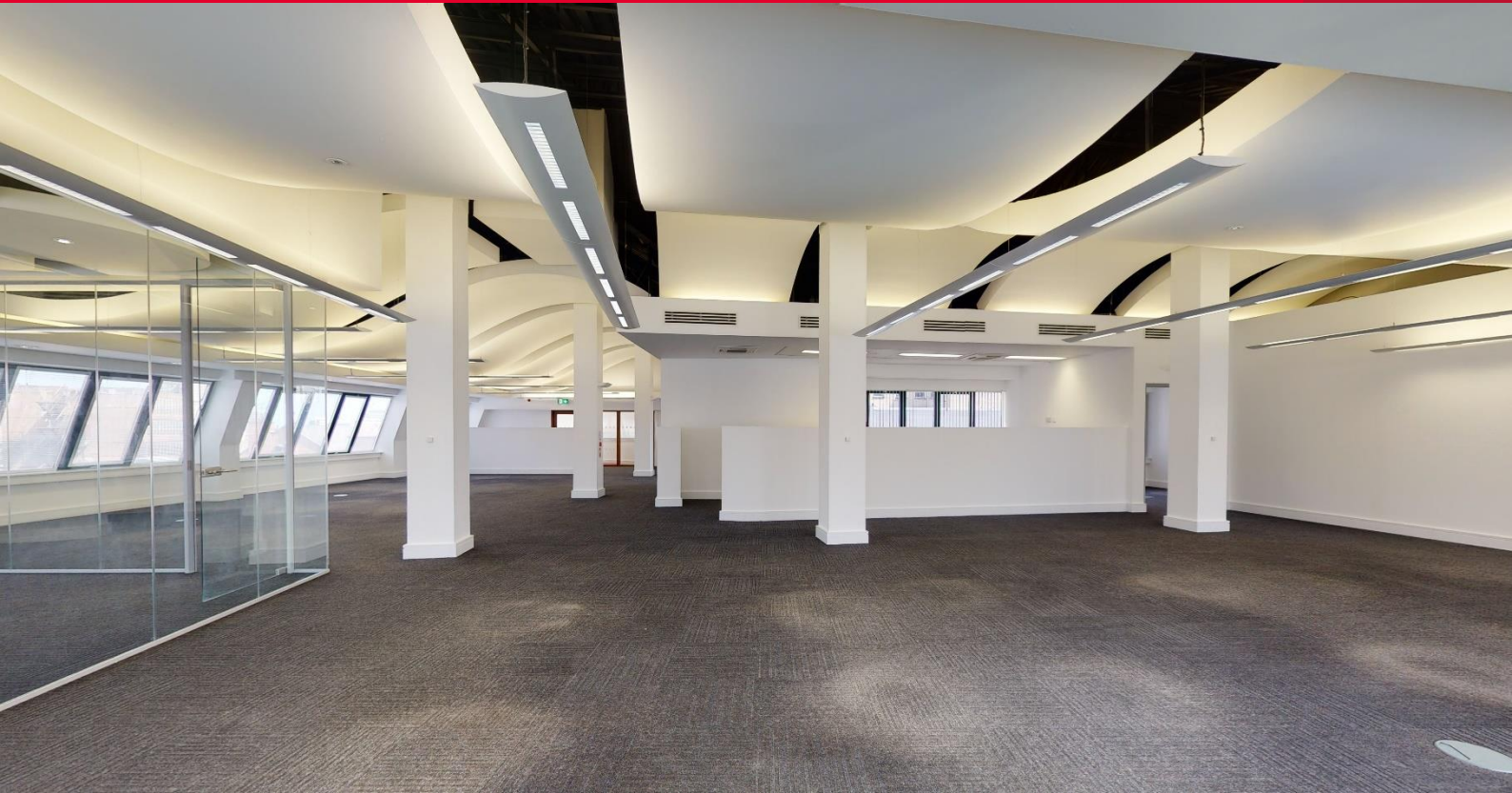


TO LET

4th Floor, Avenue House,
42-44 Rosemary Street, Belfast



Prime City Centre Office Accommodation Approx. 4,050 sq ft (376 sq m)

Property Highlights

- City Centre Location
- Fully fitted penthouse office accommodation
- Close to all city centre amenities
- Ease of set up / ready to go space
- Take the 3D Tour: avenuehouse.3dshowcase.co.uk

For more information, please contact:

Robert Toland
028 9023 3455
Robert.Toland@cushwake-ni.com

cushmanwakefield-ni.com

TO LET

4th Floor, Avenue House, 42-44 Rosemary Street, Belfast

Location

Avenue House occupies a highly prominent corner location with frontages to both Royal Avenue and Rosemary Street. The building is of imposing design and one of a limited number of modern good quality office buildings within this area of Belfast City Centre.

Avenue House benefits from excellent public transport links in the immediate area and there are a number of public and private car parks in the immediate vicinity.

Description

The subject property offers excellent bright open plan office accommodation on the upper floors, accessed via ground floor reception foyer with two high speed passenger lifts. The office space is presented to a high standard to include plastered and painted walls, raised access floors, carpeted floor covering, part exposed/part plastered decorative ceiling, lighting and air conditioning.

Furthermore there is a boardroom, 2 meeting rooms, a private office and a breakout area existing and capable of being used by any incoming tenant.

Accommodation

Description	Sq Ft	Sq M
4 th Floor	4,050	376

Lease Details

Rent	£17.50 per sq ft p.a.x.
Term	Negotiable.
Rent Review	Five yearly upward only.
Repairs	The tenant is responsible for internal repairs. External repairs by way of a service charge.
Service Charge	A service charge is levied to cover the cost of external repairs, maintenance & management of the of the building.
Insurance	The tenant is to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.

Rates

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

	4 th Floor
Net Annual Value:	£28,900
Rate in £ 20/21:	0.538166
Rates Payable Approx:	£15,553 pa

VAT

All prices, rentals and outgoings quoted do not include VAT which may be chargeable at the appropriate rate.

EPC

D86 – A copy of the certificate is shown overleaf.

Existing Layout

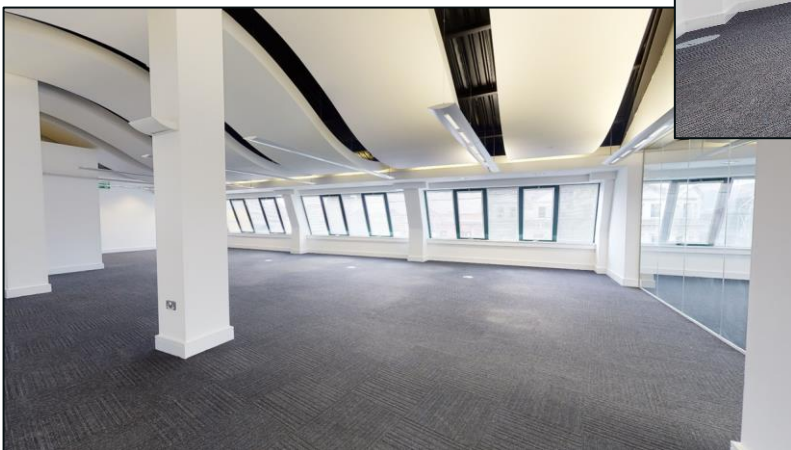
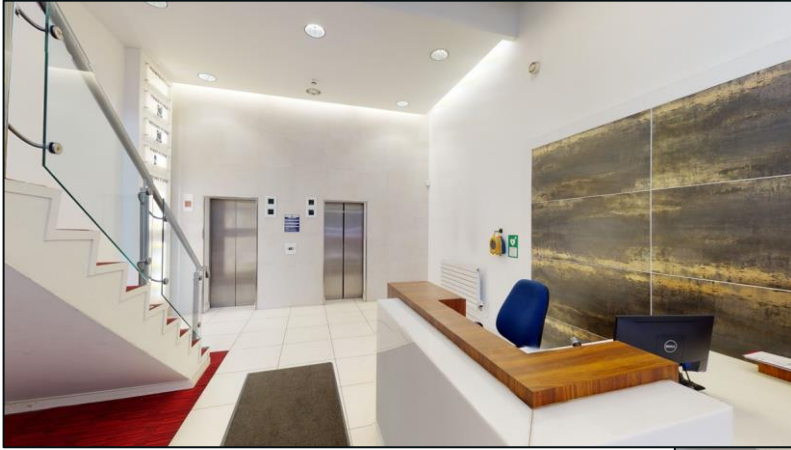
Not to Scale – For Indicative purposes only.





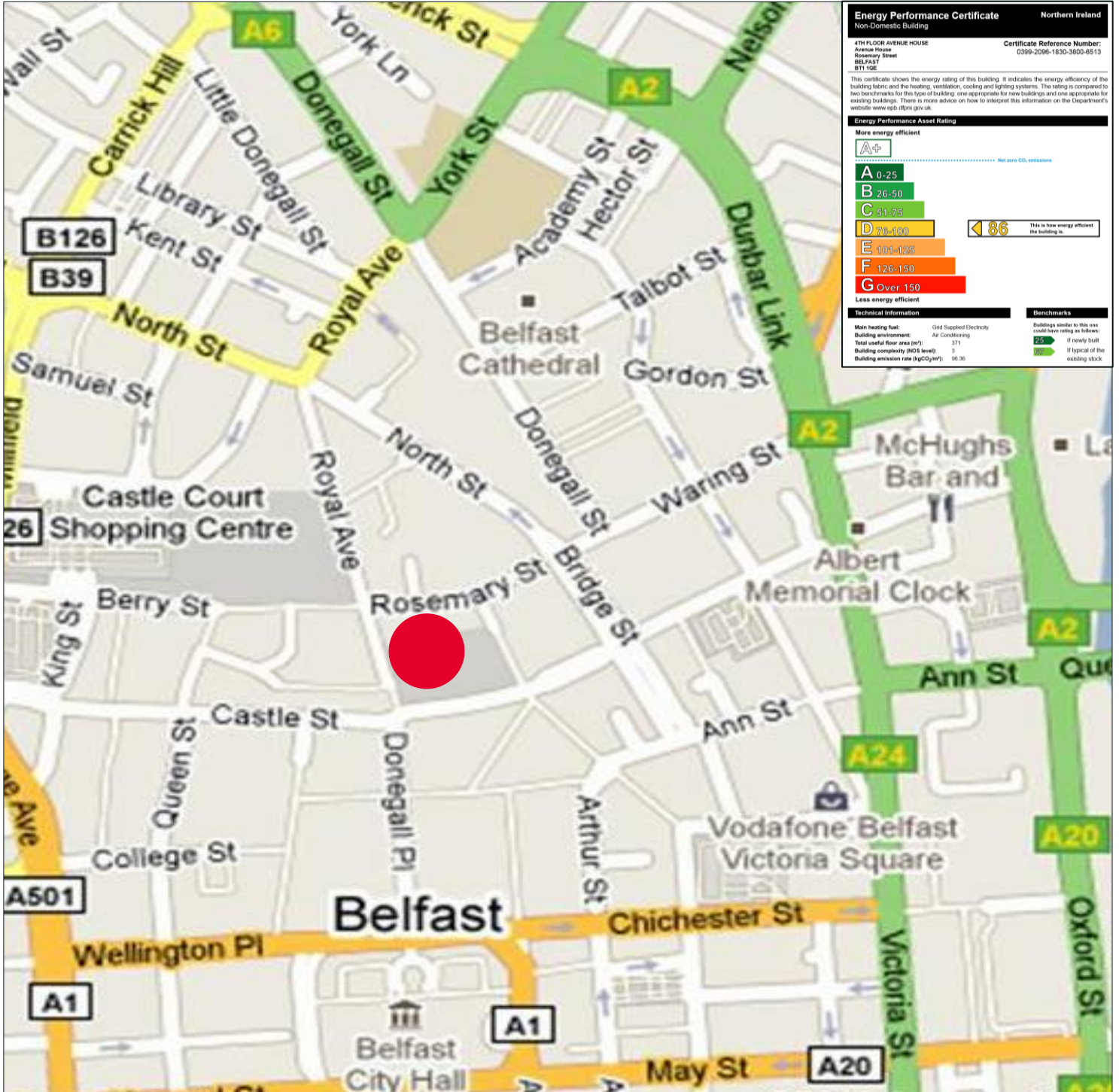
TO LET

4th Floor, Avenue House,
42-44 Rosemary Street, Belfast



TO LET

**4th Floor, Avenue House,
42-44 Rosemary Street, Belfast**



Energy Performance Certificate Northern Ireland
Non-Domestic Building

4TH FLOOR AVENUE HOUSE
Avenue House
Rosemary Street
BELFAST
BT1 5GE

Certificate Reference Number:
0399-2096-1630-3600-6513

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+	0-10
A	10-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO₂ emissions

86 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	374
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ²):	58.36

Benchmarks

Buildings similar to this one could have rating as follows:	25	if newly built
	0	if typical of the existing stock

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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukksi/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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.