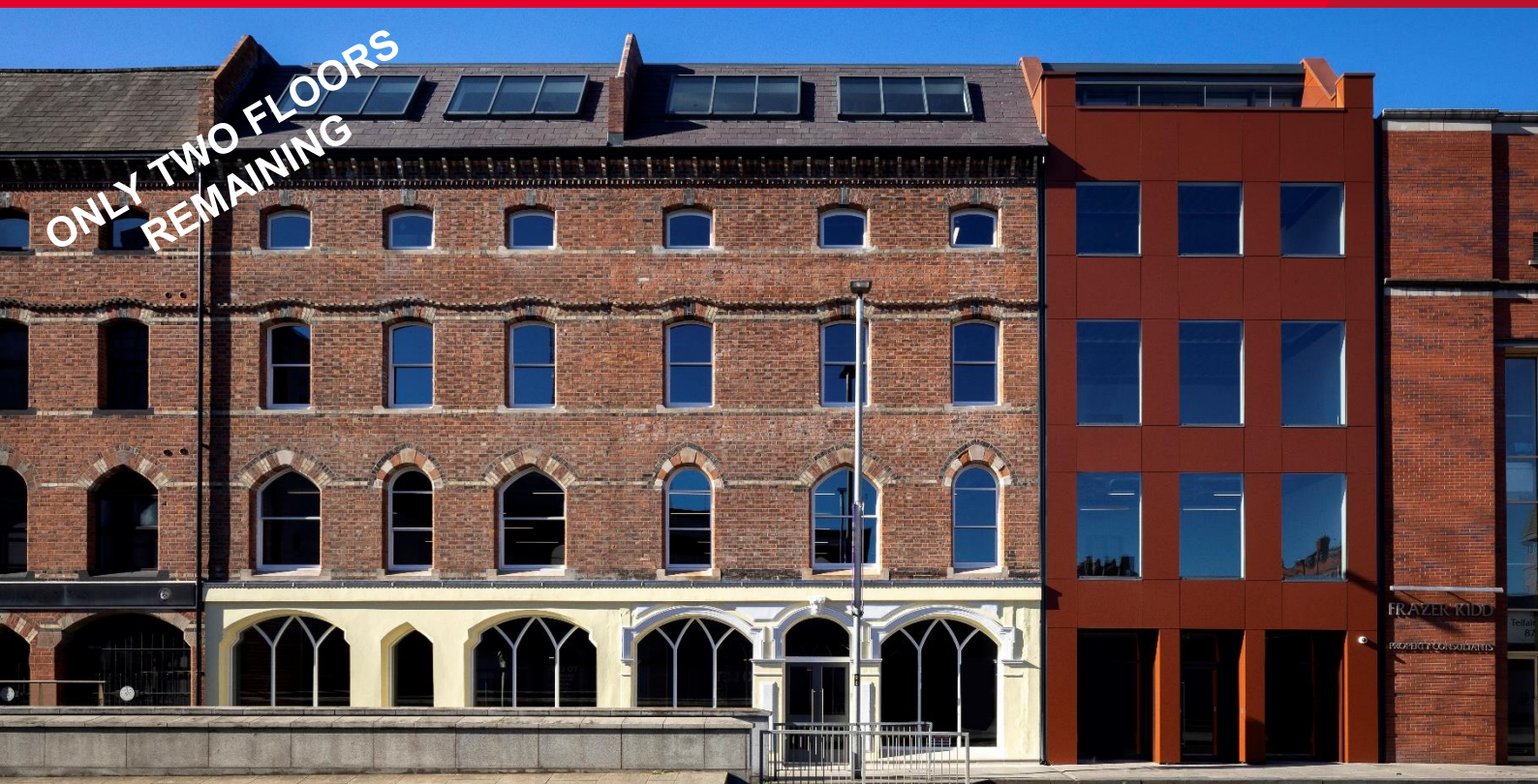




TO LET

Artola House

Victoria Street & Upper Church Lane
Belfast, BT1 4QB



Grade A Office Accommodation New Build with Retained Red Brick Facades

Property Highlights

- Landmark property.
- Quirky loft style office space.
- Option for conventional space or defurb space.
- Flexible floorplates.
- Ground & 1st Floors only available.
- Approx. 3,140 – 7,030 sq ft.
- Excellent City Centre amenities close by.

For more information, please contact:

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028 9020 5900

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Michael McCombe MA (Hons) MLE MRICS. Regulated by RICS. UK VAT No: 617 7170 37, IR VAT No: 9522762R

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Location

- Artola House is a new-build Grade A office development which delivers probably the best office accommodation currently available in Belfast.
- Located just behind Victoria Square in the heart of Belfast city centre, Artola House has been completely and sympathetically re-built behind the retained red brick front and rear elevations.

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.
- The result is true Grade A new-build office accommodation with generous ceiling heights; full 150mm raised access floors, VRF air-conditioning; PIR lighting; new double glazed wooden sash windows; 10 person passenger lift and exceptionally well appointed WCs, reception and common areas,
- Fantastic floor to ceiling heights

Accommodation

Description	Approx. Sq Ft	Approx. Sq M
Ground Floor	3,140	291.7
First Floor	3,890	361.4
Second Floor	Sedgwick	-
Third Floor	Jacobs	-
Fourth Floor	Jacobs	-
TOTAL	7,030	653.1

Lease Details

Term	Negotiable
Rent	On Application.
Repairs	Effective full repairing and insuring terms.
Service Charge	A service charge will be levied to cover external repairs, maintenance and management of common areas. Amount to be confirmed.
Insurance	Tenant to reimburse the Landlord in respect with a fair proportion of the insurance premium.

TO LET

Artola House

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Belfast, BT1 4QB



1st & 2nd Floors Indicative layout - 48 works stations & 2 meeting rooms

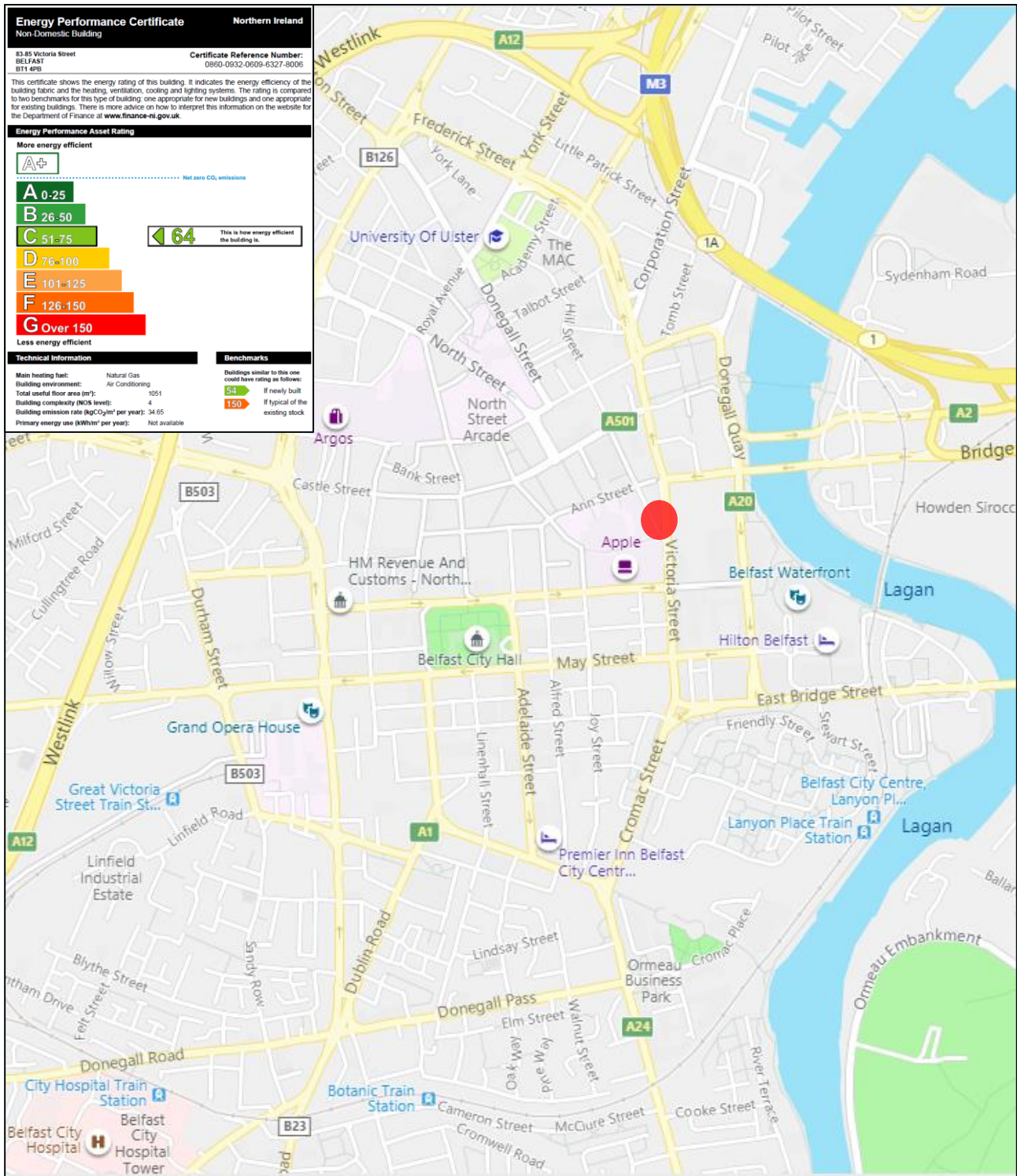
Artola House – New Grade A Offices

- Low noise 3-pipe VRF air conditioning system
- Ventilation: HRUs bringing 10 litres/sec fresh air pp
- 150mm raised access floor with integrated BusBar system
- Floor boxes fitted approximately 1:10 sqm
- Cat 6 cabling installed throughout upper floors
- Carpet / carpet tiles throughout
- Warm lighting with PIR and daylight control
- Full height tiled ladies, gents and disabled WCs with high quality finishes
- 10 person 800kg lift



TO LET

**Artola House
Victoria Street & Upper Church Lane
Belfast, BT1 4QB**



Not to Scale – For Identification Purposes Only

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