



**SUPERB FIRST FLOOR OFFICE  
EDWARD COURT, SAINT ANNE'S SQUARE  
CATHEDRAL QUARTER, BELFAST.  
C. 1600 SQ.FT**

**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS

## LOCATION

THE SUBJECT PROPERTY FORMS PART OF THE HUGELY SUCCESSFUL SAINT ANNE'S SQUARE DEVELOPMENT IN THE HEART OF CATHEDRAL QUARTER, BELFAST.

CATHEDRAL QUARTER HAS WITNESSED UNPRECEDENTED INVESTMENT IN RECENT YEARS AND AS SUCH HAS CONSOLIDATED IT'S REPUTATION AS A LEADING DESTINATION FOR CULTURE, ENTERPRISE AND LEARNING IN THE CITY.

SAINT ANNE'S SQUARE, DEVELOPED IN 2009, INCORPORATES A MIX OF OFFICES, RESTAURANTS, RESIDENTIAL, GYM AND HOTEL USES CENTRED AROUND A PUBLIC SQUARE WHICH HOSTS A NUMBER OF OUTDOOR EVENTS THROUGHOUT THE YEAR.

IN TERMS OF ACCESSIBILITY, THE OFFICES BENEFIT FROM BEING CLOSE TO A MULTI STOREY CAR PARK, ALSO PART OF SAINT ANNE'S SQUARE AND EASY ACCESS TO THE WESTLINK AND MOTORWAY NETWORK. THE CITY HALL IS ONLY A 10 MINUTE WALK AWAY.



## DESCRIPTION

THE OFFICES, LOCATED AT FIRST FLOOR ARE ACCESSED FROM THE SQUARE AND OFFER HIGH QUALITY ACCOMMODATION WITH DUAL ASPECT OVER THE SQUARE AND VIEWS OF SAINT ANNE'S CATHEDRAL. INTERNALLY THE OFFICES HAVE BEEN SUBDIVIDED TO PROVIDE BOARDROOM, MEETING ROOM, OPEN PLAN OFFICE AND FITTED KITCHEN. FINISHES INCLUDE,

- ▶ SUSPENDED CEILING WITH RECESSED LED LIGHTING
- ▶ AIR CONDITIONING
- ▶ RAISED ACCESS FLOOR WITH POWER DISTRIBUTION
- ▶ CARPET FINISH
- ▶ PLASTER AND PAINTED WALLS
- ▶ INTERCOM ACCESS CONTROLS
- ▶ MEETING ROOMS WITH HIGH QUALITY INTERNAL GLAZING
- ▶ LIFT ACCESS
- ▶ FULLY FITTED KITCHEN
- ▶ ACCESSIBLE W.C



## ACCOMMODATION

NET INTERNAL AREA 148.7 SQ.M ( 1600 SQ.FT)

## LEASE DETAILS

TERM. BY NEGOTIATION.

RENT £20 PSF.

REPAIRS FULL REPAIRING AND INSURING THROUGH A SERVICE CHARGE.

NAV £14,700. RATE IN £ FOR 2020/21 IS 0.533

THE OCCUPIER MAY BENEFIT FROM A DISCOUNT OF 20% UNDER SBRR SCHEME.

VAT ALL PRICES,RENTALS AND OUTGOINGS ARE EXCLUSIVE OF, BUT LIABLE TO VAT.

OCCUPATION IMMEDIATE.







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