

SUPERB FIRST FLOOR OFFICES
25 TALBOT STREET
BELFAST
C.4100 SQ.FT

TO LET
NEWLY REFURBISHED
OFFICE
ACCOMMODATION
c. 4,098 SQ FT
028 9043 8555
www.cbre.co.uk
CBRE

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

LOCATION

THE SUBJECT PROPERTY FORMS PART OF A SUCCESSFUL MIXED USE DEVELOPMENT IN THE HEART OF CATHEDRAL QUARTER.

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.

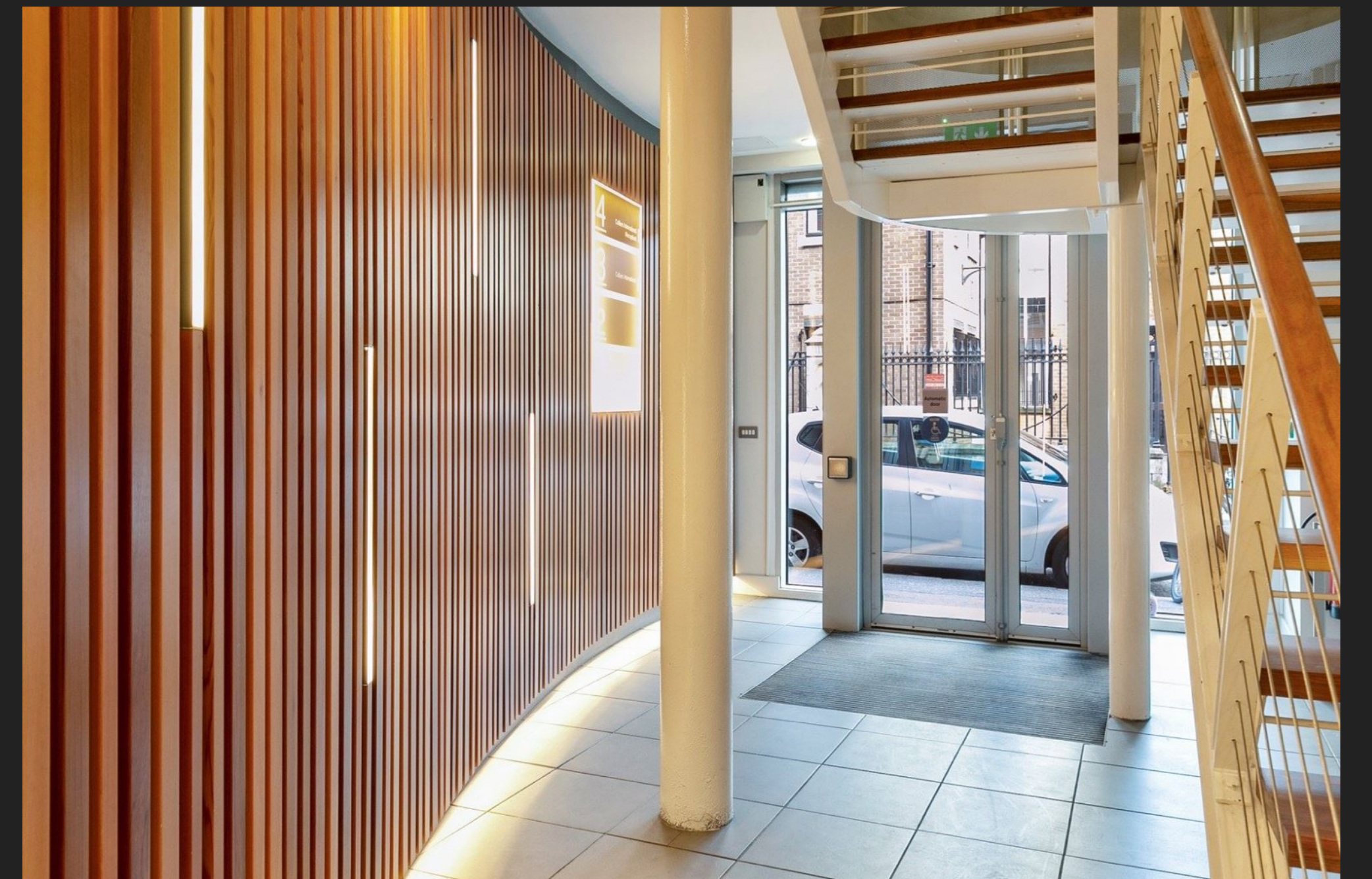
THE OFFICES ARE IN A MOST ACCESSIBLE LOCATION IN THE CITY CENTRE WITH EASY ACCESS TO THE WEST LINK AND M2 MOTORWAY. THERE ARE ALSO A NUMBER OF PUBLIC CAR PARKS WITHIN THE VICINITY PROVIDING BOTH CONTRACT AND SHORT STAY PARKING.

IN ADDITION, THE PRIME RETAILING AREAS OF THE CITY CENTRE , TO INCLUDE VICTORIA SQUARE, ARE ONLY A FIVE MINUTE WALK FROM THE BUILDING.

DESCRIPTION

THE OFFICE ACCOMMODATION, WHICH HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT, IS ACCESSED VIA AN ATTRACTIVE ENTRANCE FOYER FROM TALBOT STREET. INTERNAL FINISHES INCLUDE,

- ▶ SUSPENDED CEILINGS WITH RECESSED LED LIGHTING
- ▶ AIR CONDITIONING WITH HEAT RECOVERY SYSTEM.
- ▶ RAISED ACCESS FLOORS WITH POWER DISTRIBUTION
- ▶ CARPET FINISH
- ▶ PLASTERED AND PAINTED WALLS
- ▶ INTERCOM ACCESS CONTROLS TO FRONT ENTRANCE
- ▶ MALE/FEMALE AND ACCESSIBLE W.C'S
- ▶ LIFT SERVING ALL FLOORS



ACCOMMODATION

NET INTERNAL AREA 380.86 SQ.M (4098sq.ft)

LEASE DETAILS

TERM. BY NEGOTIATION.

RENT £18 PSF.

REPAIRS TENANT RESPONSIBLE FOR INTERNAL REPAIRS.

SERVICE CHARGE THE TENANT SHALL PAY A PROPORTIONATE AMOUNT OF THE COSTS RELATING TO THE REPAIR AND MAINTENANCE OF THE EXTERIOR, UPKEEP OF COMMON AREAS ETC. CURRENT BUDGET IS £1.50 PSF.

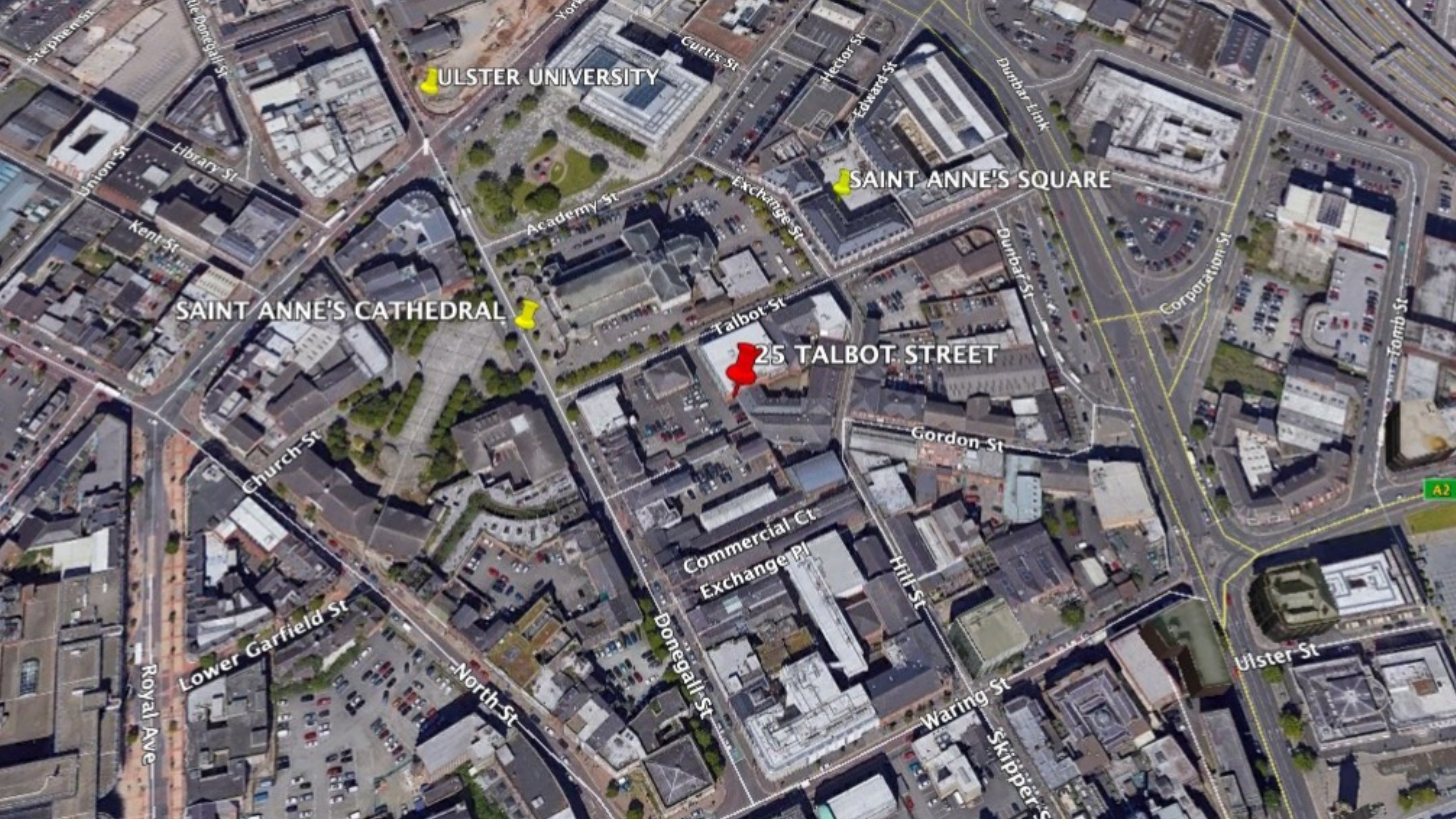
NAV £33,600. RATE IN £ FOR 2020/21 IS 0.533

EPC B-48. EPC CERTIFICATE IS AVAILABLE UPON REQUEST.

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

OCCUPATION IMMEDIATE.





ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

25 TALBOT STREET

A2

CONTACT - CIARAN HUGHES

EMAIL - CIARAN@HUGHESCOMMERCIAL.CO.UK

MOBILE 07712 894249

OR

JOINT AGENT

DAVID WRIGHT CBRE

T. 028 9043 6745

E. DAVID.WRIGHT@CBRE.COM

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS

ciaran@hughescommercial.co.uk

02890 918 257

www.hughescommercial.co.uk

All details are provided in good faith, but Hughes Commercial for themselves, joint agents and vendors/lessors of the property for whom they act give notice that 1. The particulars do not constitute, in whole or part, any offer of a contract or part thereof and Hughes Commercial has no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hughes Commercial, for themselves or for the vendors/lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves as to the correctness of any statements made with these particulars. 4. The vendors/lessors do not make, give or imply nor does Hughes Commercial or any person in its employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.