

#### **LOCATION**

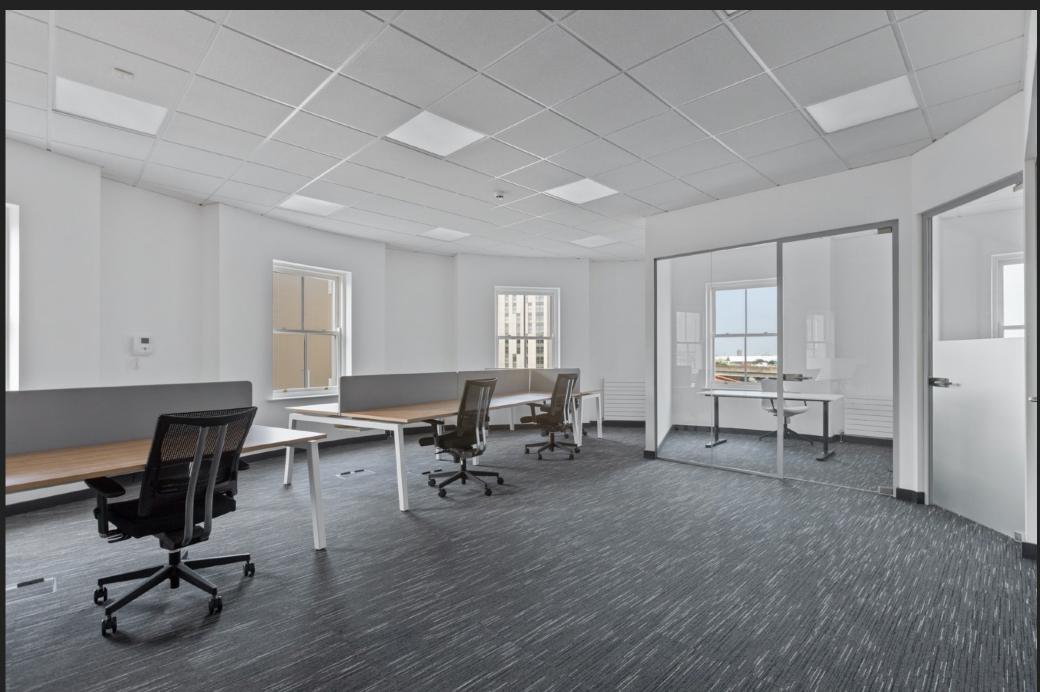
THE SUBJECT PROPERTY FORMS PART OF THE SUCCESSFUL SAINT ANNE'S SQUARE MIXED USE DEVELOPMENT IN THE HEART OF CATHEDRAL QUARTER.

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 OFFICE SUITES ARE IN A MOST ACCESSIBLE LOCATION WITH EASY ACCESS TO THE WEST LINK AND M2 MOTORWAY. BELFAST CITY HALL IS ONLY A 10 MINUTE WALK FROM THE BUILDING.

SAINT ANNE'S SQUARE CAR PARK IS ADJACENT TO THE OFFICES, PROVIDING PARKING FOR BOTH STAFF AND CLIENTS.





### **DESCRIPTION**

# THE MODERN SECOND AND THIRD FLOOR OFFICE SUITES ARE FITTED TO A HIGH STANDARD WHERE FINISHES INCLUDE

- **SUSPENDED CEILINGS WITH RECESSED LED LIGHTING**
- ▶ RAISED ACCESS FLOORS WITH POWER DISTRIBUTION
- ▶ LPHW GAS CENTRAL HEATING.
- **CARPET FINISH**
- PLASTERED AND PAINTED WALLS
- ► INTERCOM ACCESS CONTROLS TO FRONT ENTRANCE
- **KITCHEN AREA**
- **ACCESSIBLE W.C**
- **▶ LIFT SERVING ALL FLOORS**





### **ACCOMMODATION**

2ND FLOOR 106.88 SQ.M (1150 SQ.FT)
3RD FLOOR 106.88 SQ.M (1150SQ.FT)

**LEASE DETAILS** 

TERM BY NEGOTIATION

RENT £17 PER SQ.FT PLUS VAT

SERVICE CHARGE. A CHARGE SHALL BE LEVIED TO COVER THE

THE COST OF EXTERNAL REPAIRS AND

MAINTENANCE, CURRENTLY ESTIMATED AT

£2765 PA PER SUITE PLUS VAT

NAV £10,500. RATE IN £ FOR 2021/2022 IS 0.543

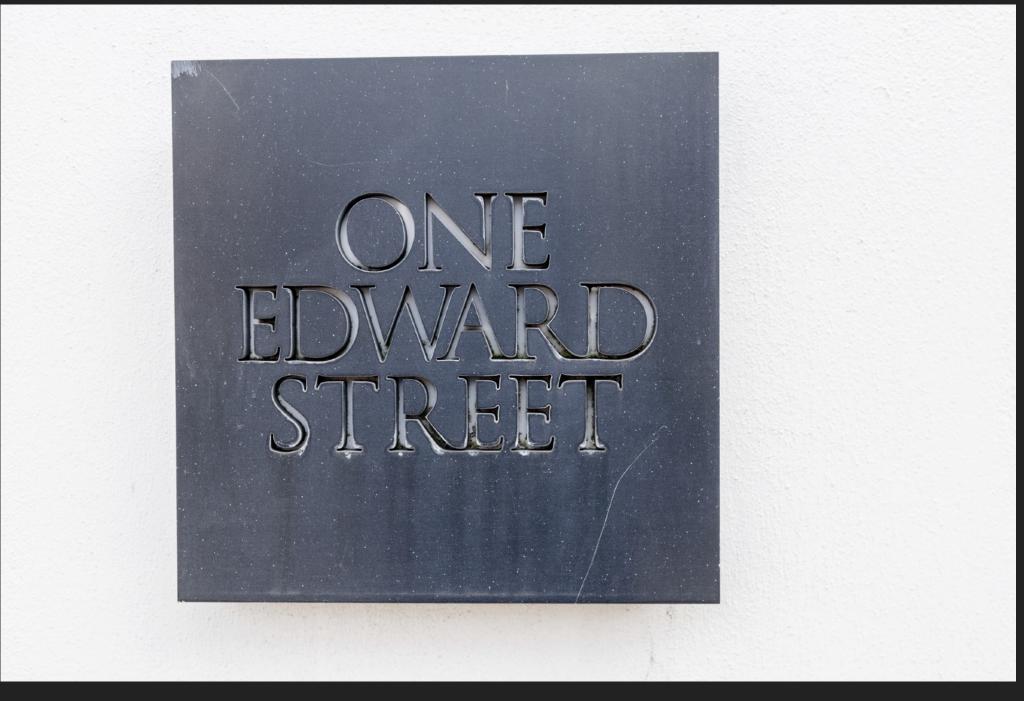
THUS RESULTING IN A RATES PAYABLE

FIGURE OF £5703 PA

EPC. B-48. CERTIFICATES ARE AVAILABLE UPON

REQUEST







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