

**TO LET**  
**SUPERB FULLY FITTED OFFICES**  
**1 EDWARD STREET**  
**BELFAST**  
**FROM 1150 SQ.FT TO 2300 SQ.FT**



**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS



## **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**







ULSTER UNIVERSITY

1 EDWARD STREET

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL



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