### **TO LET SUPERB FULLY FITTED OFFICE 1 EDWARD STREET** BELFAST C. 1150 SQ.FT

# HUGHES

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 2ND FLOOR OFFICE SUITE IS 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

THIS MODERN SECOND FLOOR OFFICE SUITE, WITH 2NO. PRIVATE OFFICES IS 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)

#### **LEASE DETAILS**

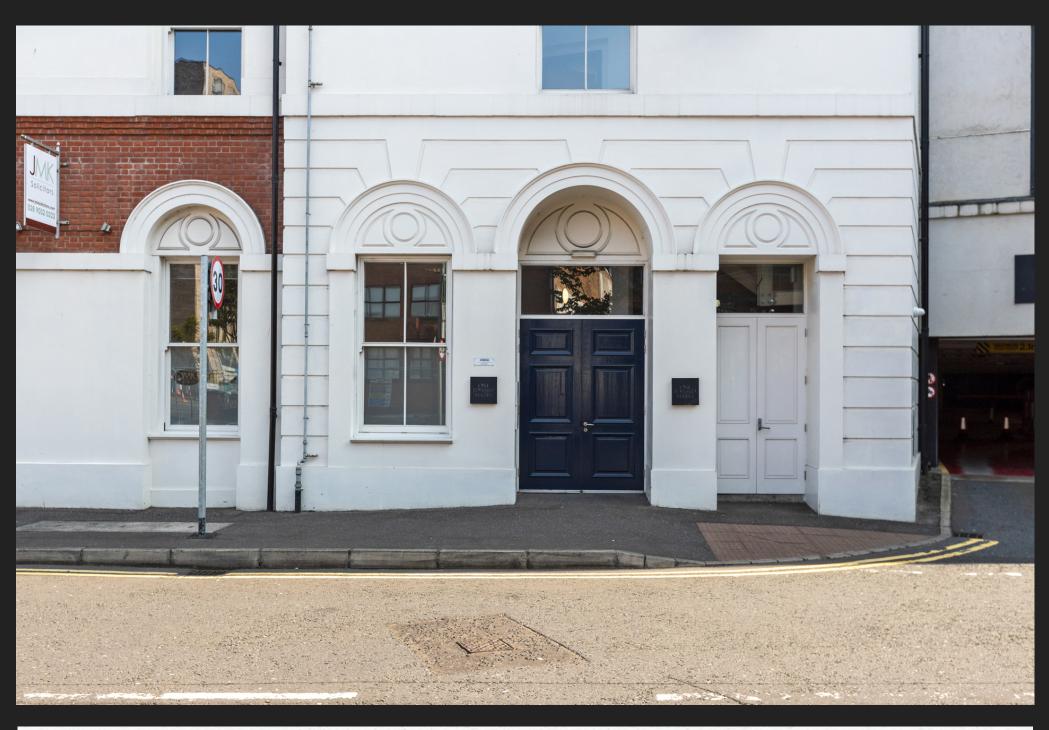
TERMBY NEGOTIATION

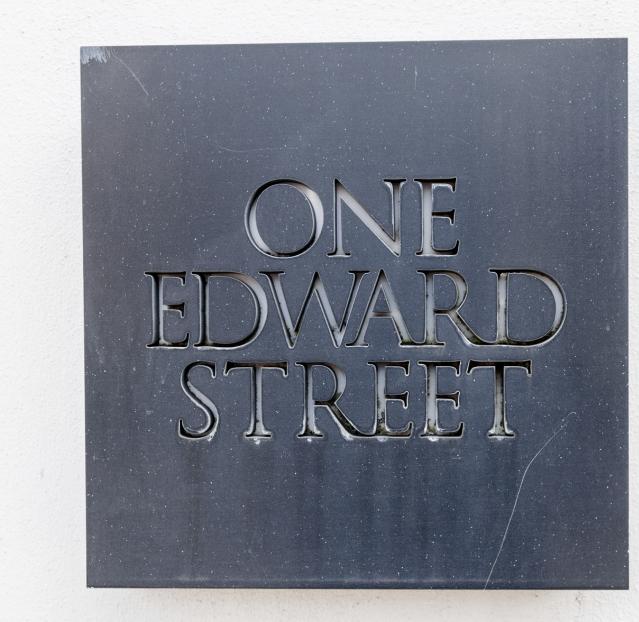
RENT£18 PER SQ.FT PLUS VAT

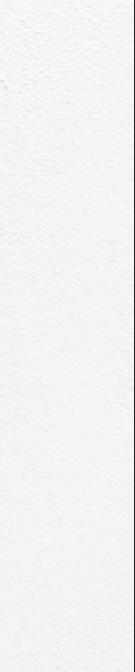
SERVICE CHARGE. A CHARGE SHALL BE LEVIED TO COVER THE THE COST OF EXTERNAL REPAIRS AND MAINTENANCE

 NAV
 £13,600. RATE IN £ FOR 2024/2025 IS 0.599

EPC.B-48 . CERTIFICATES ARE AVAILABLE UPONREQUEST







#### ULSTER UNIVERSITY

Ro

yal Ave

## SAINT ANNE'S CATHEDRAL

Ibot St

### 1 EDWARD STREET

ST-ST-ST

### SAINT ANNE'S SQUARE

-Gordon-St-



### **CONTACT - CIARAN HUGHES** E. <u>CIARAN@HUGHESCOMMERCIAL.CO.UK</u> M. 07712 894249

## JOINT AGENT DAVID WRIGHT CBRE E. DAVID.WRIGHT@CBRENI.COM T. 02890438555

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