

**TO LET**  
**SUPERB FULLY FITTED OFFICE**  
**1 EDWARD STREET**  
**BELFAST**  
**C. 1150 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 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 2 NO. 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

**TERM                    BY 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 UPON  
REQUEST**







ULSTER UNIVERSITY

1 EDWARD STREET

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL



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