

**TO LET**  
**SUPERB 2ND AND 5TH**  
**FLOOR OFFICES**  
**THE POTTHOUSE**  
**1 HILL STREET, BELFAST**

**HUGHES**  
COMMERCIAL

PROPERTY CONSULTANTS

LOCATION

THE POTTHOUSE IS PROMINENTLY LOCATED IN THE HEART OF CATHEDRAL QUARTER, NOW WIDELY REGARDED AS THE CULTURAL CENTRE OF BELFAST WITH IT’S MANY RESTAURANTS, BARS AND HOTELS.

THE NEW ULSTER UNIVERSITY CAMPUS NOW BOASTS 12,500 STUDENTS WHICH HAS CREATED AN ENHANCED VIBRANCY IN THE AREA.

CATHEDRAL QUARTER IS ONLY A 5 MINUTE WALK FROM THE PRIME RETAILING AREAS OF THE CITY CENTRE AND EXCELLENT ROAD LINKAGES PROVIDE EASY ACCESS FOR CLIENTS AND STAFF.

DESCRIPTION

BOTH FLOORS OFFER BRIGHT MODERN ACCOMMODATION COMBINING OPEN PLAN OFFICES WITH MEETING ROOMS AND PRIVATE OFFICES. THE 5TH FLOOR OFFERS FANTASTIC VIEWS OVER BELFAST'S HISTORIC SKY LINE.

IN ADDTION, THE LANDLORD CAN OFFER ADJUSTMENTS TO THE CONFIGURATION OF EACH FLOOR, SUBJECT TO AGREEING SATISFACTORY TERMS

FINISHES INCLUDE

- ▶ SUSPENDED CEILINGS
- ▶ RECESSED LED LIGHTING/  
FEATURE LIGHTING
- ▶ CARPETS
- ▶ PLASTERED AND PAINTED WALLS
- ▶ KITCHENS
- ▶ AIR CONDITIOING
- ▶ BOARD ROOM/MEETING ROOMS
- ▶ W.C'S



ACCOMMODATION

NET INTERNAL AREA    2ND FLOOR 2000 SQ.FT

                                 TH FLOOR 3200 SQ.FT

LEASE DETAILS

TERM.                    BY NEGOTIATION.

RENT                    ON APPLICATION

REPAIRS                TENANT RESPONSIBLE FOR INTERNAL REPAIRS.

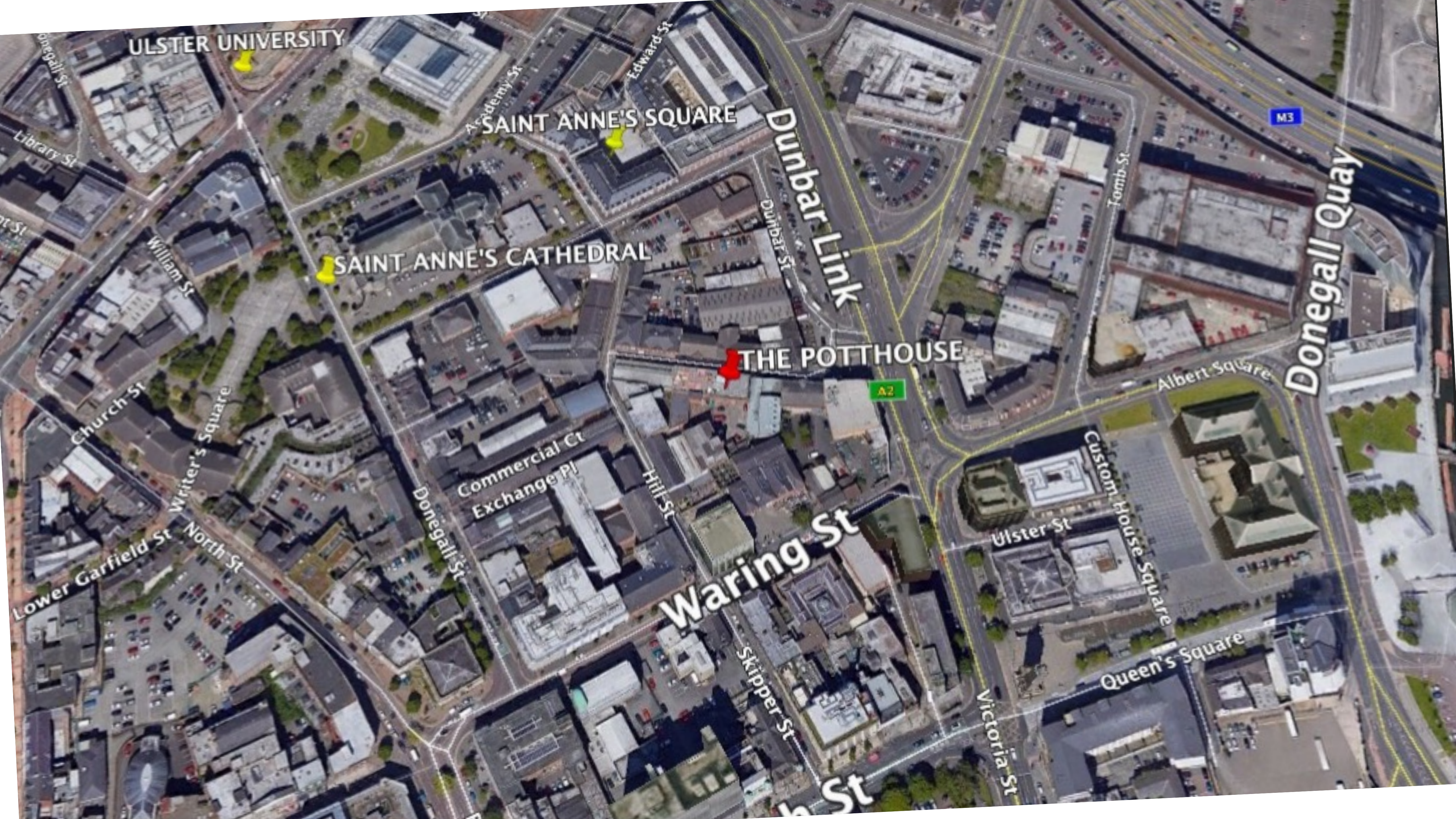
SERVICE CHARGE      THE TENANT SHALL PAY A PROPORTIONATE AMOUNT OF THE COSTS  
RELATING TO THE REPAIR AND MAINTENANCE OF THE EXTERIOR, UPKEEP OF COMMON  
AREAS ETC.

NAV                    TBC

EPC                    EPC CERTIFICATE IS AVAILABLE UPON REQUEST.

VAT                    ALL PRICES, RENTS AND OUTGOINGS ARE SUBJECT TO VAT.





ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

THE POTTHOUSE

Donegall Quay

Waring St

Albert Square

Custom House Square

Queen's Square

Ulster St

Victoria St

Skipper St

Hill St

Commercial Ct  
Exchange Pl

Donegall St

Writer's Square

North St

Lower Garfield St

Church St

William St

Library St

Donegall St

M3

A2

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