



Instinctive
Excellence
in Property.

To Let

6th Floor Office Suite
c. 5,429 sq ft (c. 504.37 sq m)

Cleaver House
1-3 Donegall Square North
Belfast
BT1 5YE

OFFICE



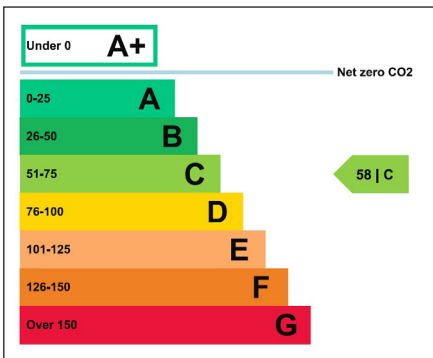
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EPC



Location

Belfast is the capital of Northern Ireland with a population of c. 281,000 people located 100 miles north of Dublin and 70 miles south east of Londonderry. The City benefits from excellent transport links including 2 airports providing flights to the UK, Europe and North America.

Cleaver House is located in a prime position on the corner of Donegall Square North and Donegall Place. Occupiers in the immediate vicinity include Marks and Spencer, Santander and Nationwide. Occupiers in the building include Café Parisien, Burger King, Footlocker and the Appeals Service.

Description

Cleaver House consists of a 6 storey office and retail building. Internally the ground floor lobby has been fully refurbished providing a bright and modern entrance.

The 6th floor has also been recently refurbished to include; raised access floors, suspended ceilings with LED lighting, full air conditioning, male/female and disabled WC's, kitchen and excellent natural light on 3 sides.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Sixth floor	5,429	504.37

Rates

We have been advised by the Land and Property Services of the following rating information:

6th floor Cleaver House: Net Annual Value £81,400.

The current non-domestic rate in the pound for 2023/2024 is £0.572221.

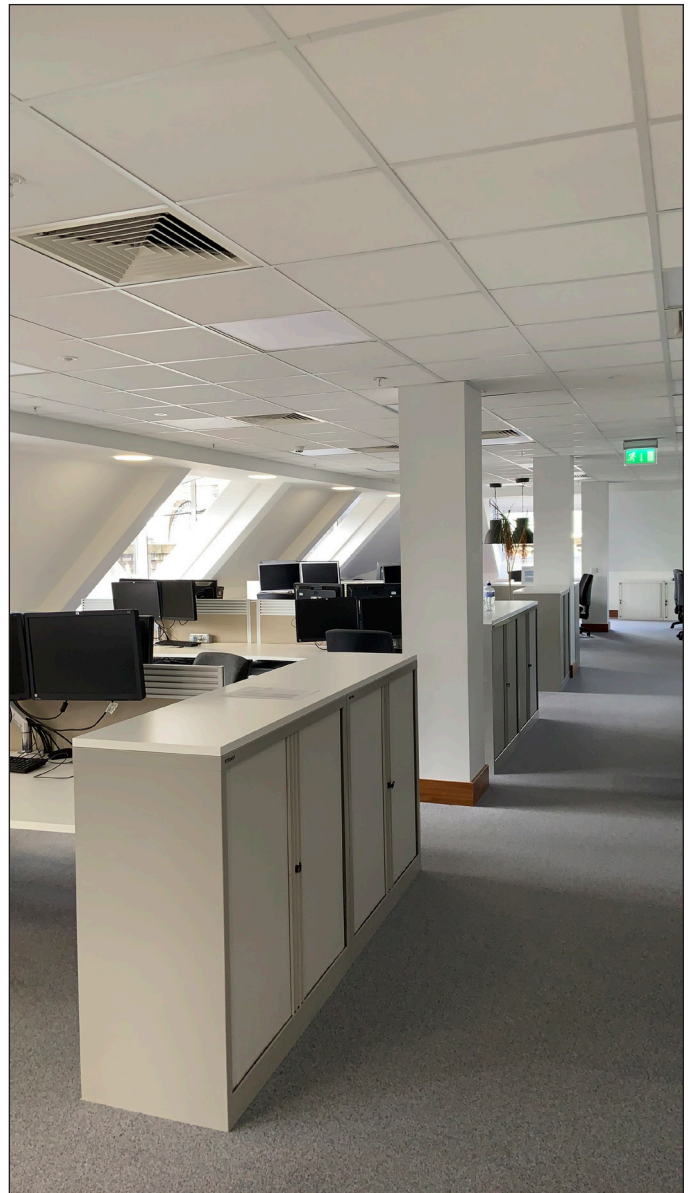
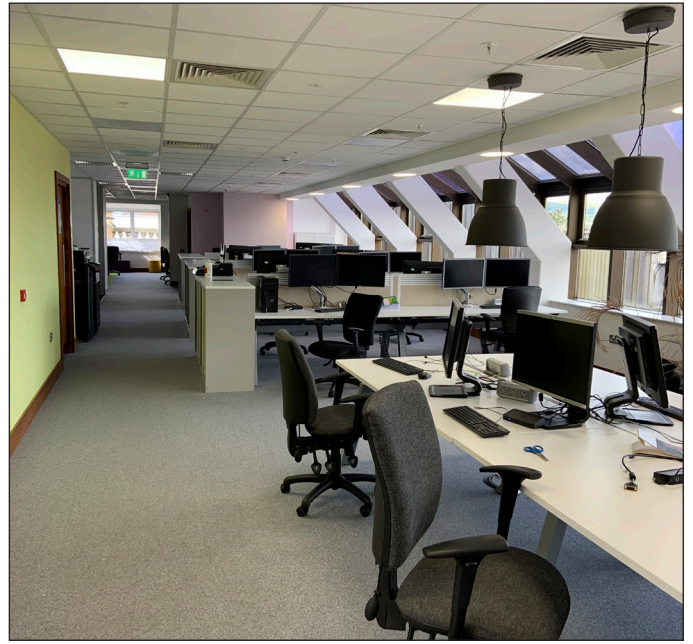
Estimated Rates payable: £46,579 per annum.

Lease Terms

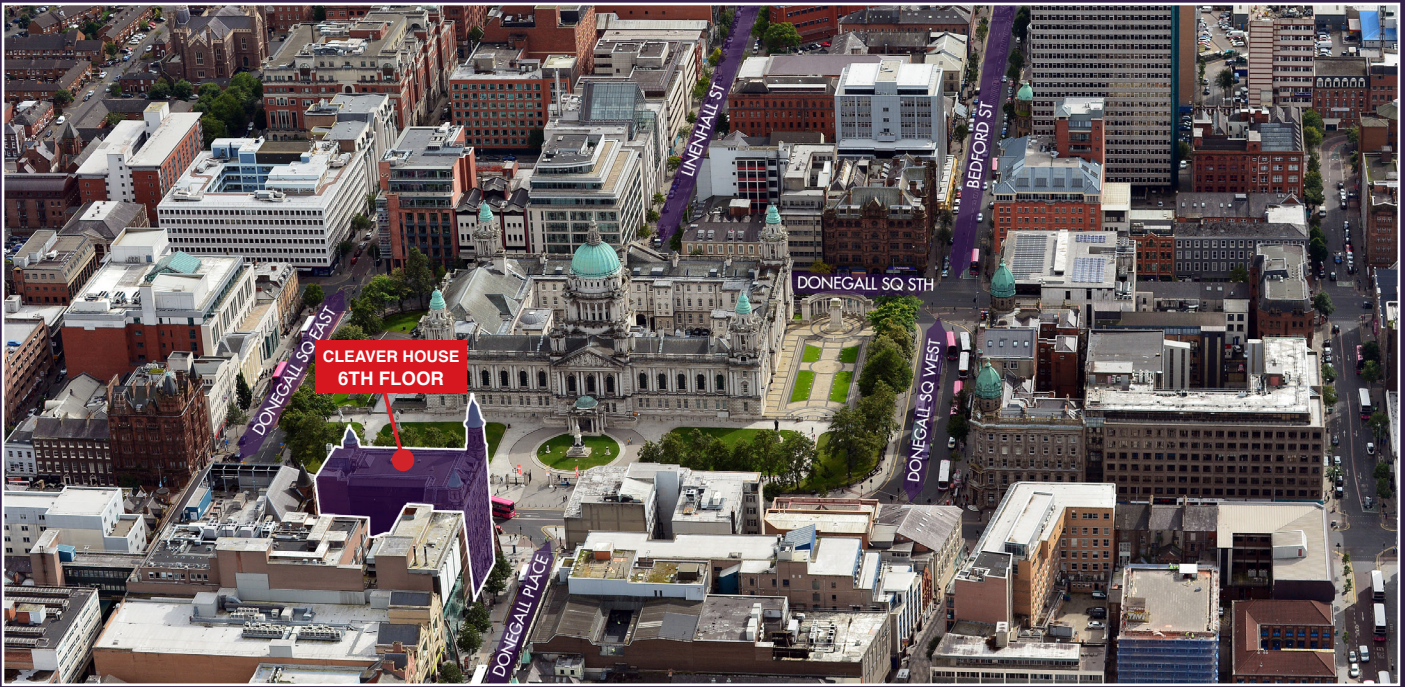
Rent: £20.00 per sq ft.
Term: 10 years.
Repairs: Full repair and insuring lease.
Service Charge: Currently estimated at £18,276 plus VAT per annum.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



(Note: Office furniture not included)



FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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