



**TO LET**

**FULLY FITTED OFFICE ACCOMMODATION IN AN ICONIC BUILDING**

**McAuley House, 2-14 Castle Street, Belfast, BT1 1HB**



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#### Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The city is located approximately 100 miles north of Dublin and 70 miles south east of Londonderry.

Belfast benefits from two airports in George Best Belfast City Airport, some 2 miles to the east of the city centre, and Belfast International Airport, some 17 miles to the north east. The city has four railway stations with a Belfast to Dublin travel time of less than 2 hours.

#### Situation

McAuley House is prominently located on High Street close to the vibrant Cathedral Quarter, Victoria Square and the main retail core of Donegall Place/Royal Avenue. It benefits from its close proximity to a number of multi-storey car parks. Major occupiers in the immediate vicinity include Zara, Primark, Clarks, M&S, Next, McDonalds and New Look.

The main transport hubs of Donegall Quay Bus Centre, Central Station, Great Victoria Train & Bus Station and the Metro network are all within a 10 minute walking distance of the property.

#### Description

McAuley House is a landmark B1 Listed building with frontage to Donegall Place, Castle Lane and Fountain Street. The subject offices are located within this corner-sited multi-bay, five-storey plastered sandstone building.

The offices are arranged across two floors and benefit from excellent natural lighting with some exceptional views across the city centre.

The second floor is currently in shell condition and can be fitted to an end users specification. The third floor is fully fitted to an excellent standard, with some expansion space (extending to approx. 3,250 sq ft) also available on the 3<sup>rd</sup> floor.

#### Accommodation

The premises provides the following approximate internal areas:

Description	Sq Ft	Sq M
Second Floor (shell)	5,900	548.10
Third Floor (fully fitted)	10,500	975.50
Third Floor (shell)	3,250	301.93
<b>Total</b>	<b>19,650</b>	<b>1,825.53</b>

#### Lease Details

<b>Term</b>	By Negotiation
<b>Rent</b>	On Application
<b>Repairs &amp; Insurance</b>	Full Repairing & Insuring Terms

#### NAV

We have been advised by Land & Property Services of the following approximate values:

Rate in £20/21: £0.5381

Rates Payable: Approx. £4.50 per sq ft

#### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

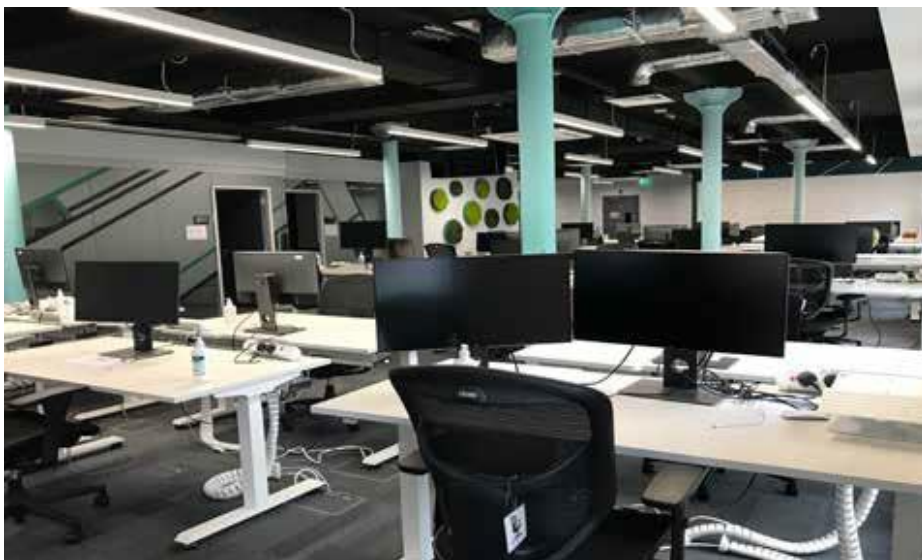


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Existing 3<sup>rd</sup> Floor fitout

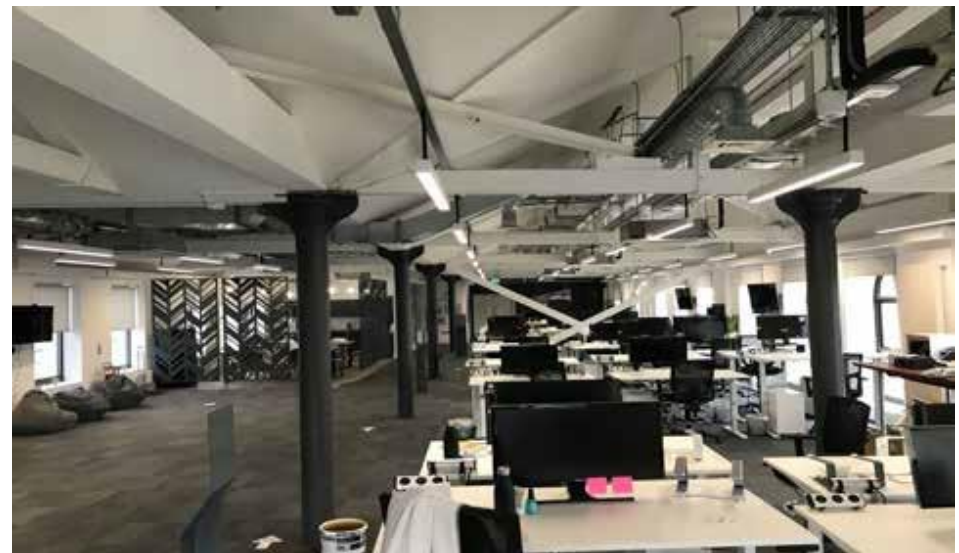


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Existing 4<sup>th</sup> Floor fitout

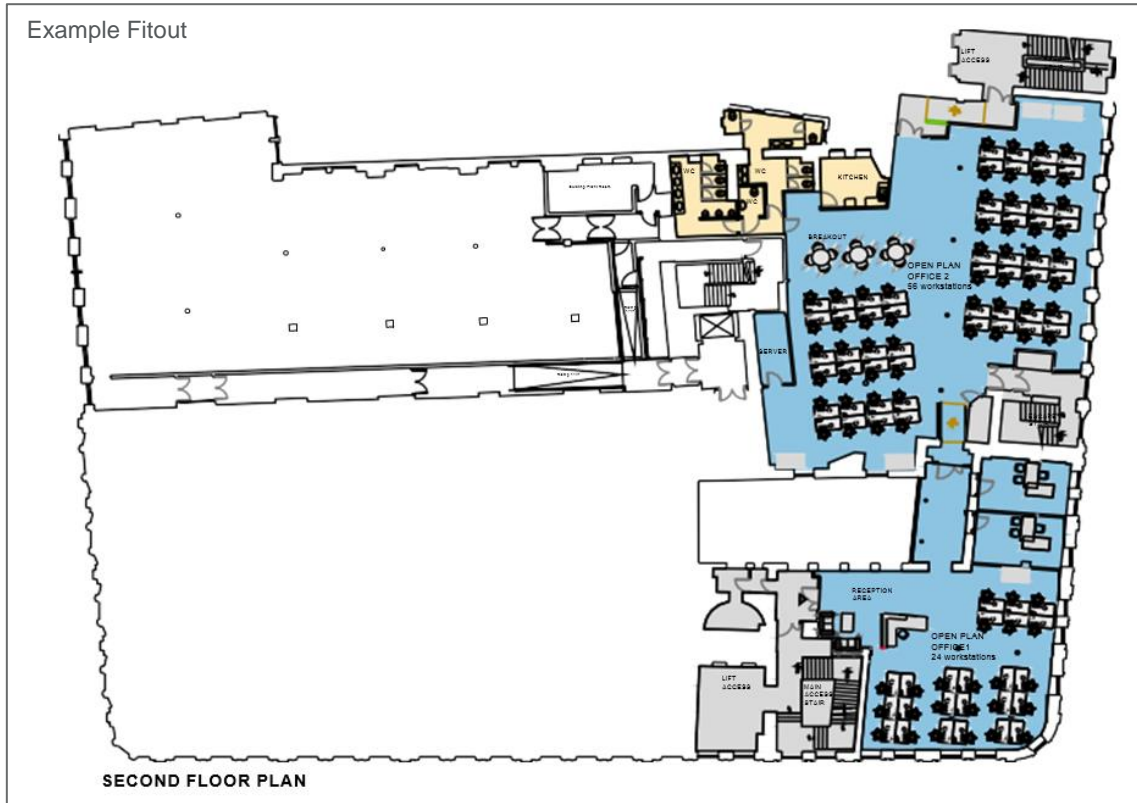


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Example Fitout



Not to Scale / For Indicative Purposes Only



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For more information, please contact:



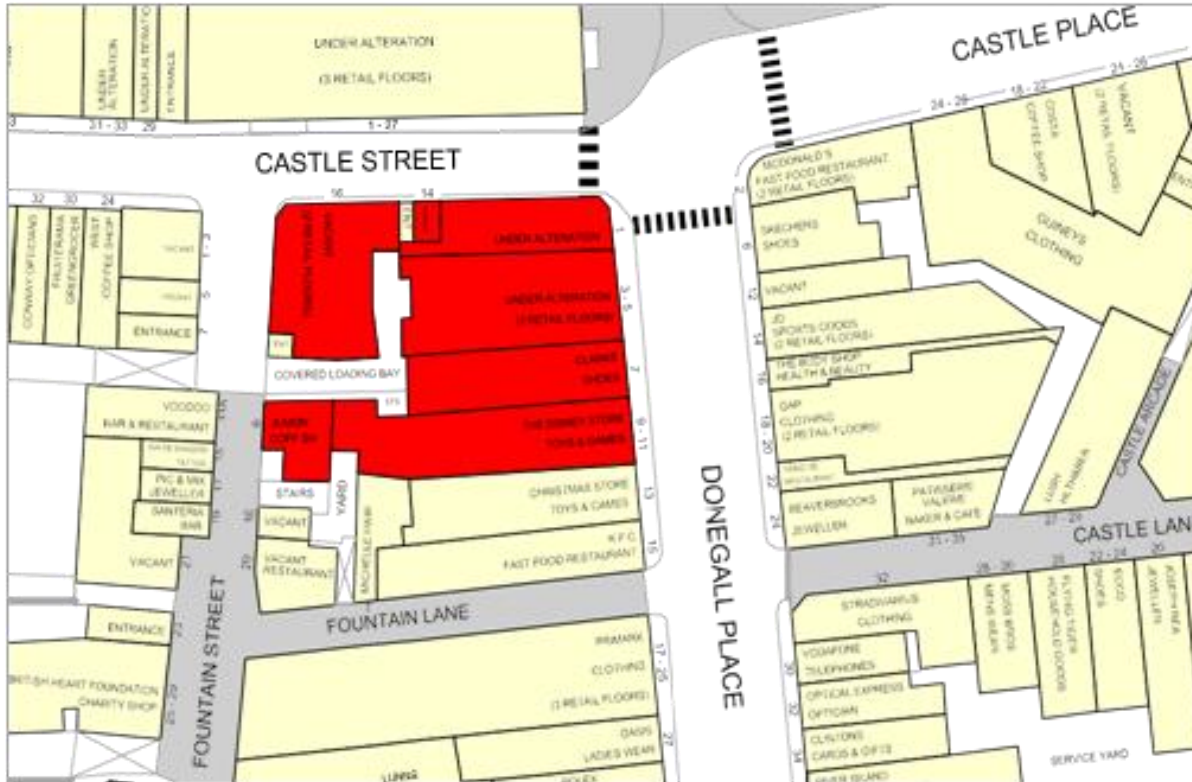
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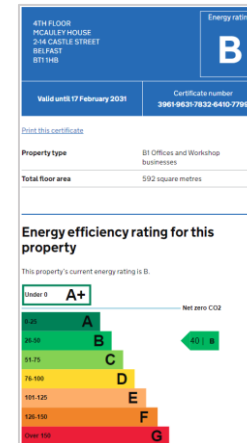
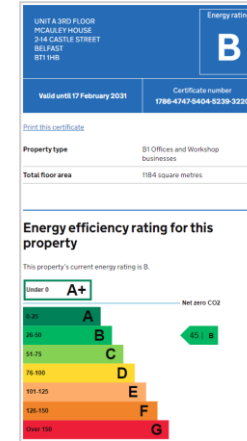
Joint Agents



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