



HUGHES

COMMERCIAL

PROPERTY CONSULTANTS


TO LET
MODERN OFFICE/COLLABORATION SPACE
4TH FLOOR, 25 TALBOT ST. BELFAST
C.3673 sq.ft



PRIME CATHEDRAL QUARTER LOCATION
CLOSE TO CULTURAL VENUES, BARS AND RESTAURANTS
HIGHLY ACCESSIBLE LOCATION
EXCELLENT TRANSPORT LINKAGES



SUPERB MODERN OFFICES/COLLABORATION SPACE
SUBSTANTIAL FIT OUT ALREADY IN SITU
OPEN PLAN AREAS, MEETING ROOMS
FLEXIBLE WORKING ENVIRONMENT

A modern meeting room with wood-paneled walls, a TV, and large windows overlooking a city building. The room features a grey carpet, a white ceiling with recessed lighting, and a white wall on the left. The text is overlaid in the center of the image.

**SPECIFICATION INCLUDES
AIR CONDITIONING TO MEETING ROOMS
RAISED ACCESS FLOORS
POWER DISTRIBUTION
BAR/BREAK OUT AREA
W.C'S AND SHOWER
FEATURE LIGHTING THROUGHOUT.**



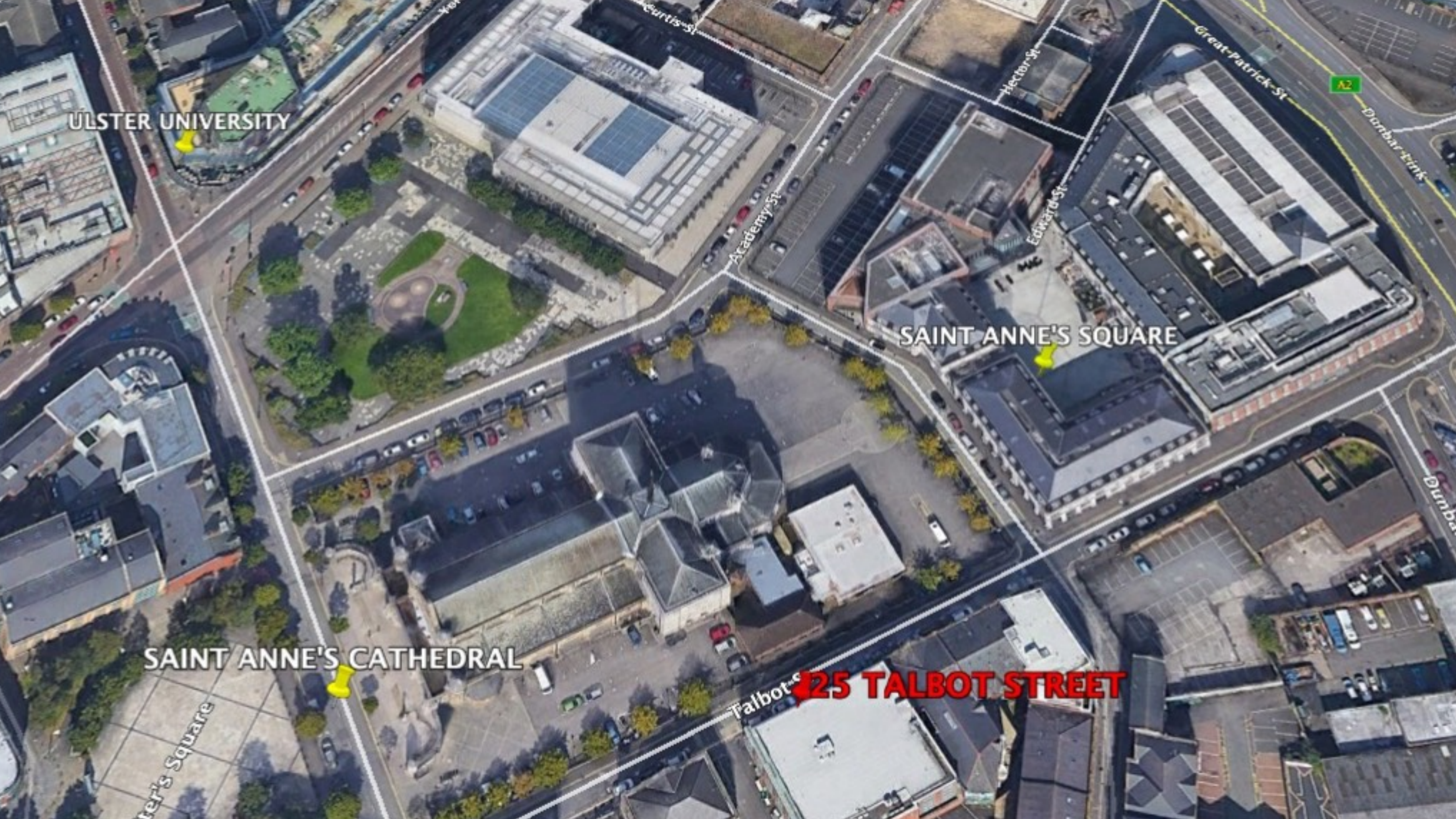
RENT £18 PSF PLUS VAT
LEASE TERM NEGOTIABLE
INTERNAL REPAIRING LEASE
SERVICE CHARGE RECOVERY
NAV £36,300

ULSTER UNIVERSITY

SAINT ANNE'S SQUARE

SAINT ANNE'S CATHEDRAL

25 TALBOT STREET



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