



TO LET

NEW CITY CENTRE OFFICE SPACE

CORNMARKET, BELFAST (1,800 sq.ft to 3,600 sq.ft)







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## NEW CITY CENTRE OFFICE SPACE

### CORNMARKET, BELFAST approx. 1,800 sq.ft to 3,600

#### 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 two railway stations with a Belfast to Dublin travel time of less than 2 hours.

#### Situation

This newly constructed building is prominently located on Cornmarket close to the main retail core of Donegall Place/Royal Avenue and Victoria Square. The building benefits from being in close proximity to a number of multi-storey car parks.

The main transport hubs of Donegall Quay Bus Centre, Central Station, Great Victoria Train & Bus Station and the Metro terminus are all within a 5 to 10 mm walking distance of these new offices.

#### Description

The subject property is a new development comprising of ground and first floor retail with 2 floors of offices above.

The office accommodation is accessed off a new feature entrance onto Cornmarket and will benefit from exclusive access and a high speed passenger lift to the office floors.

Both the second and third floors will have carpet floor coverings, exposed brick work, feature glazing, plastered and painted feature ceilings as well as a full air conditioning system.

The ceilings on the second floor are to be plasterboard painted with exposed services and the ceilings on the third floor are to be vaulted similar with exposed metal roof trusses.

Floors will be carpet to offices & tiles to reception, staircase and toilet ares.

WCs are to be finished to an excellent high standard.

The offices will be ready for occupation by Q4 2022.

The premises provides the following approximate internal areas:

Description	Sq Ft	Sq M
Second Floor	1800	167.23
Third Floor	1800	167.23
<b>Total</b>	<b>3600</b>	<b>334.46</b>

#### NAV

To be re-assessed – Rate in £ for year 2022-2023 is £0.538166

#### VAT

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

#### Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	On application.
<b>Repairs &amp; Insurance</b>	FRI Term
<b>Service Charge</b>	Levied to cover external repairs, maintenance & management of the common parts of the building.

#### EPC

Details to be provided upon completion of the development.





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View from top floor





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For more information, please contact:

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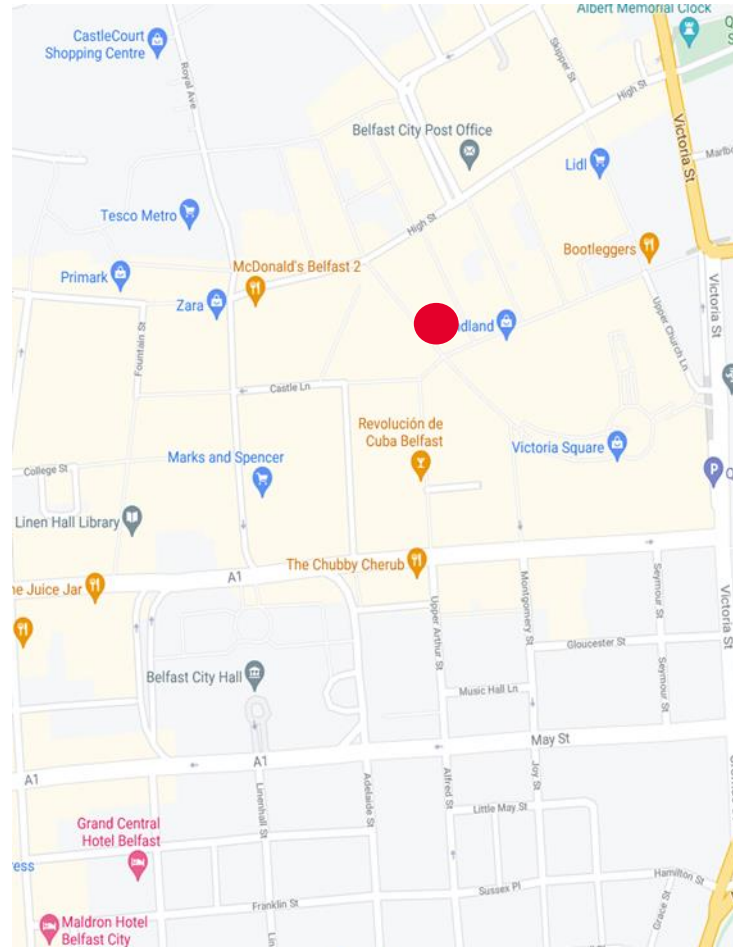
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