

TO LET

SUPERB GROUND FLOOR OFFICE

C.2243 sq.ft

HAMILTON HOUSE, JOY STREET, BELFAST



HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

LOCATION

THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 150M FROM BELFAST CITY HALL WITHIN THE CENTRAL BUSINESS DISTRICT.

OTHER OCCUPIERS IN THE BUILDING INCLUDE HAMILTON ARCHITECTS, TURLEY PLANNING AND CBI.

THE BUILDING IS ALSO WITHIN A SHORT WALK FROM THE CITY'S MAIN RETAIL PITCH, LAW COURTS AND A NUMBER OF RESTAURANTS , BARS AND COFFE SHOPS.

MAJOR TRANSPORT HUBS ARE ALSO WITHIN CLOSE PROXIMITY TO INCLUDE LANYON TRAIN STATION AND THE EUROPA BUS AND TRAIN STATION. CAR PARKING FOR STAFF AND CLIENTS IS PROVIDED AT A NUMBER OF LOCATIONS WITHIN THE VICINITY.



DESCRIPTION

THE GROUND FLOOR SUITE FORMS PART OF THIS AWARD WINNING BUILDING WHICH INCORPORATES A UNIQUE BARREL VAULTED COPPER ROOF.

THE ACCOMMODATION IS ACCESSED VIA A SPACIOUS FOYER AND OFFERS BRIGHT, SUPERBLY FITTED ACCOMMODATION AND WITH THE BENEFIT OF EXISTING BOARD ROOM, MEETING ROOMS AND KITCHEN .

INTERNALLY FINISHES INCLUDE

- ▶ **RAISED ACCESS FLOORS WITH POWER DISTRIBUTION**
- ▶ **CARPET FINISH**
- ▶ **PLASTER AND PAINTED WALLS**
- ▶ **SUSPENDED CEILINGS**
- ▶ **RECESSED LIGHTING**
- ▶ **GAS CENTRAL HEATING SYSTEM**
- ▶ **AIR CONDITIONING**
- ▶ **W.C'S WITH SHOWER FACILITY**
- ▶ **CCTV ACCESS CONTROLS**



ACCOMMODATION

NET AREA 208 SQ.M (2240 SQ.FT)

LEASE DETAILS

RENT	£39,500 PA
TERM	BY NEGOTIATION
REPAIRS	TENANT RESPONSIBLE FOR INTERNAL REPAIRS
SERVICE CHARGE	LANDLORD SHALL RECOVER A FAIR PROPORTION OF THE COSTS RELATING TO THE UPKEEP OF THE BUILDING. CURRENT FIGURE £1600
NAV	£27,100 PA. RATE IN £ 2020/21 0.538
EPC.	C- 69
VAT	ALL PRICES, OUTGOINGS AND RENTS ARE EXCLUSIVE OF, BUT MAY BE LIABLE TO VAT





CITY HALL

Hamilton House

Waterfont hall

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