

Park House, 87-91 Great Victoria Street, Belfast, BT2 7AG

To Let

Ground Floor Office Accommodation of approx. 1,516 sq ft



Lambert
Smith
Hampton

Location

The subject premises occupy a prominent location on Great Victoria Street, Belfast just 4 minutes walk from Europa Bus Station. At only 0.6 miles from Belfast City Hall, the subject offers a strong city centre location with close proximity to a large number of neighbouring occupiers to include BBC, Kantar Media and Aprilia.

Description

The subject premises comprises of approximately 1,516 sq ft of ground floor office accommodation. The space itself is fully DDA compliant and benefits from raised access flooring, carpeted flooring, recessed strip lighting, suspended ceiling, oil fired heating and air conditioning. Park House provides on-site front clerk security via a shared lobby entrance.

Schedule of Accommodation

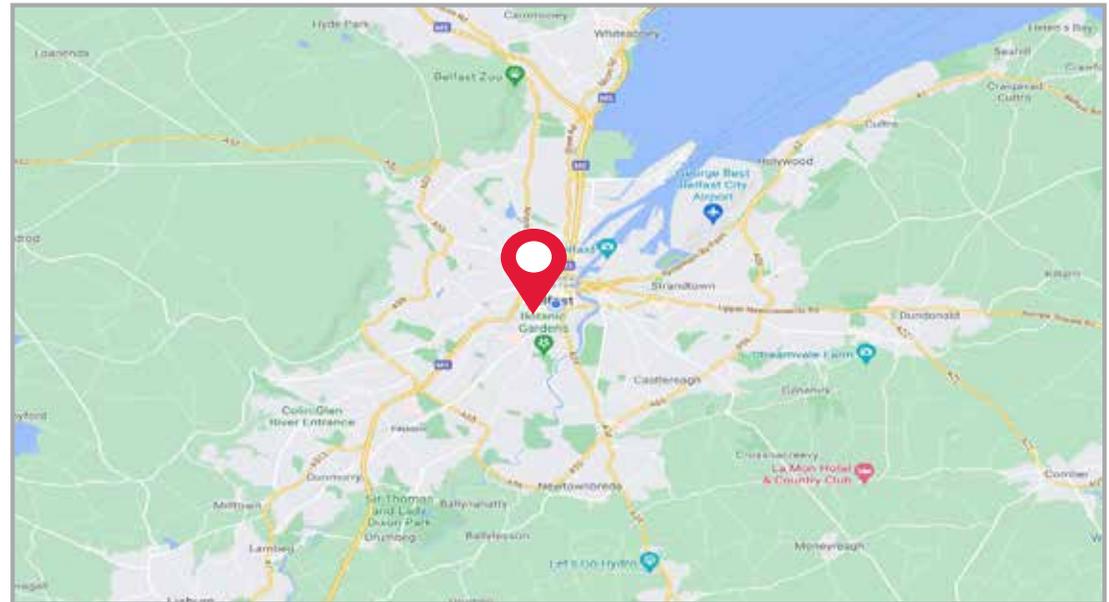
| | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Total | 1,516 | 140.84 |

Lease Details

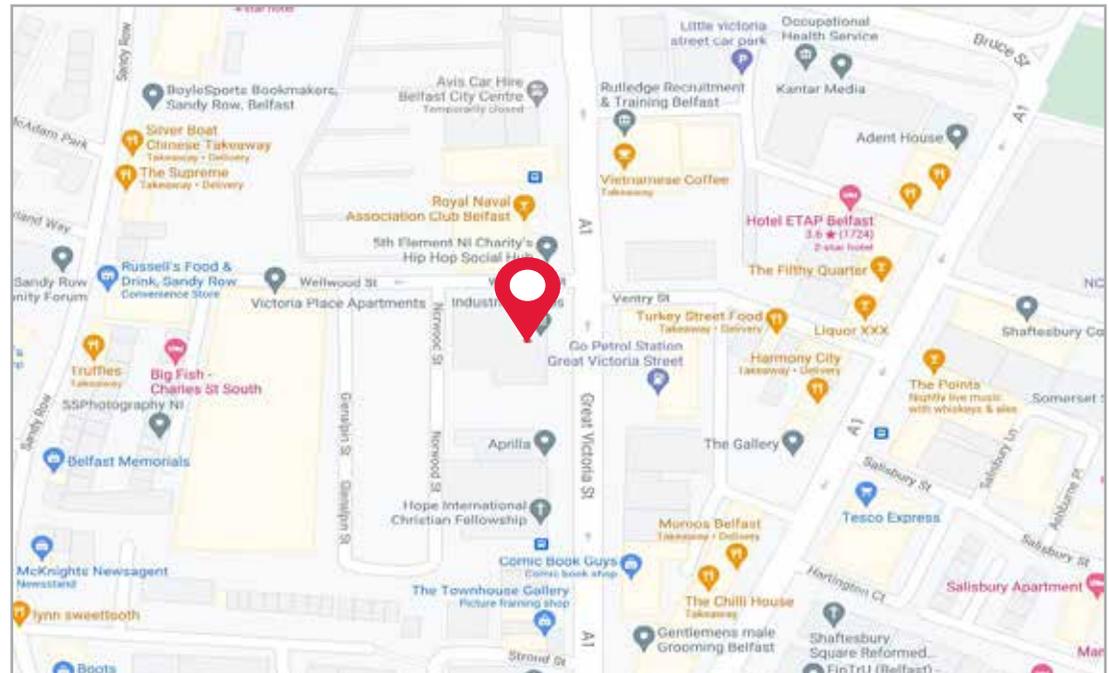
- Term** - By negotiation.
- Rent** - £19,700 per annum.
- Insurance** - The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium for the whole building.
- Service Charge** - A service charge will be levied to cover the cost of security, maintenance, repairs and cleaning. Currently estimated at £5.44 psf.

Energy Performance Certificate

The property benefits from an EPC rating of C58. The EPC is available upon request.



For Indicative Purposes Only







Rates

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

Net Annual Value: £17,048
Rate in the £20/21: £0.5381
Rates Payable: £9,173.53

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Tom Donnan
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