

**Immediately Available**



**To Let**

'Fully Fitted Office Suite - c.1,032 sq.ft with parking  
**2nd Floor, 4 College House,  
Citylink Business Park, Belfast BT12 4HQ**

**Riddell  
McKibbin**

# To Let - Fully Fitted Office Suite - c.1,032 sq.ft

## 2nd Floor, 4 College House, Citylink Business Park, Belfast BT12 4HQ

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### PROPERTY SUMMARY

- 2nd Floor Office Suite
- Modern Fully Fitted Accommodation extending to c.1,032 sq.ft
- 2 no. dedicated car parking spaces
- Guide Rent £14,950 per annum exclusive

### DESCRIPTION

4 College House is situated within Citylink Business Park accessed by Durham Street/ Albert Street. The park benefits from excellent transport links with the wider road network being easily accessible. In addition, the City Centre & main transport hub at Great Victoria Street is within five minutes walk. The other floors within the property are occupied by The Royal College of Midwives and MBA Planning, with a range of occupiers in the park including Cundall, Byrne Looby, PML Marketing and HomeCare.

### DESCRIPTION

The property consists of a 3-storey purpose built office building. The available accommodation comprises of a self-contained suite on the 2nd floor. Finishes within the property include: -

- Carpeted floors
- Plastered and painted walls
- Suspended Ceiling with Recessed lighting
- Perimeter trunking
- Gas fired central heating
- Air-Conditioning
- Self-contained kitchen
- Shared male/female WC's.

### ACCOMMODATION

All areas are approximate based on N.I.A

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Second Floor	1,032 sq.ft	95.88 sq.m
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### RATES

Net Annual Value (NAV): £11,400

Rate in £ for 2022/23: £ 0.551045

Estimated Rates payable 2022/23: £6,282 p.a

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.

### LEASE DETAILS

Term: Negotiable.

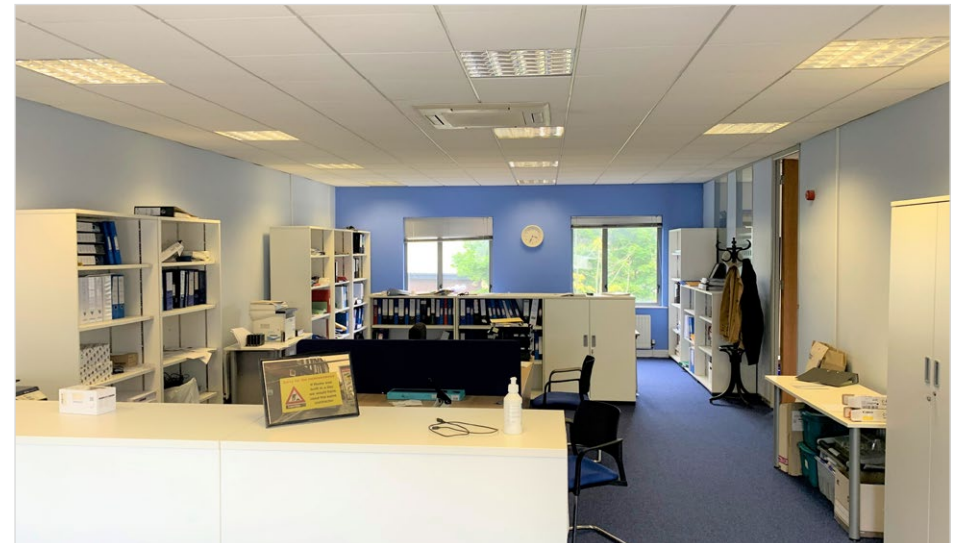
Rent: £14,950 per annum exclusive.

Rent Review: 5 yearly.

Repairs: Effectively full repairing and insuring via service charge.

Insurance: The Landlord to insure and the Tenant to reimburse.  
2022 - 2023 premium is £1,261.39

Service Charge: The current service charge payable is c.£2,994 per annum plus VAT.



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## VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

## EPC

The property benefits from an EPC rating of C54 and the Energy Performance Certificate is available upon request.

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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### Martin McKibbin

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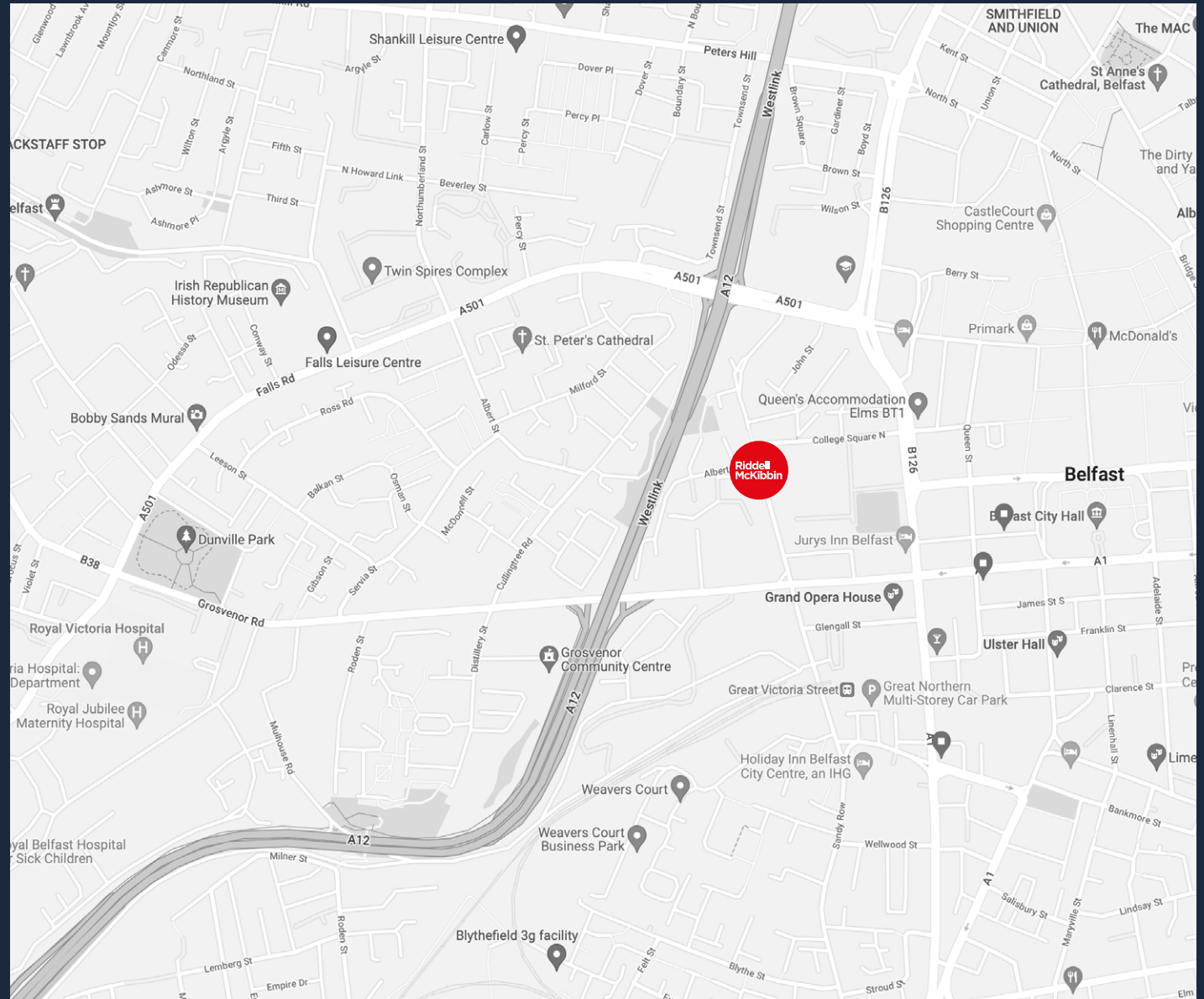
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