

OFFICE SUITES TO LET

25 TALBOT STREET, BELFAST, BT1 2LD

CBRE NI
PART OF THE AFFILIATE NETWORK

Property Video

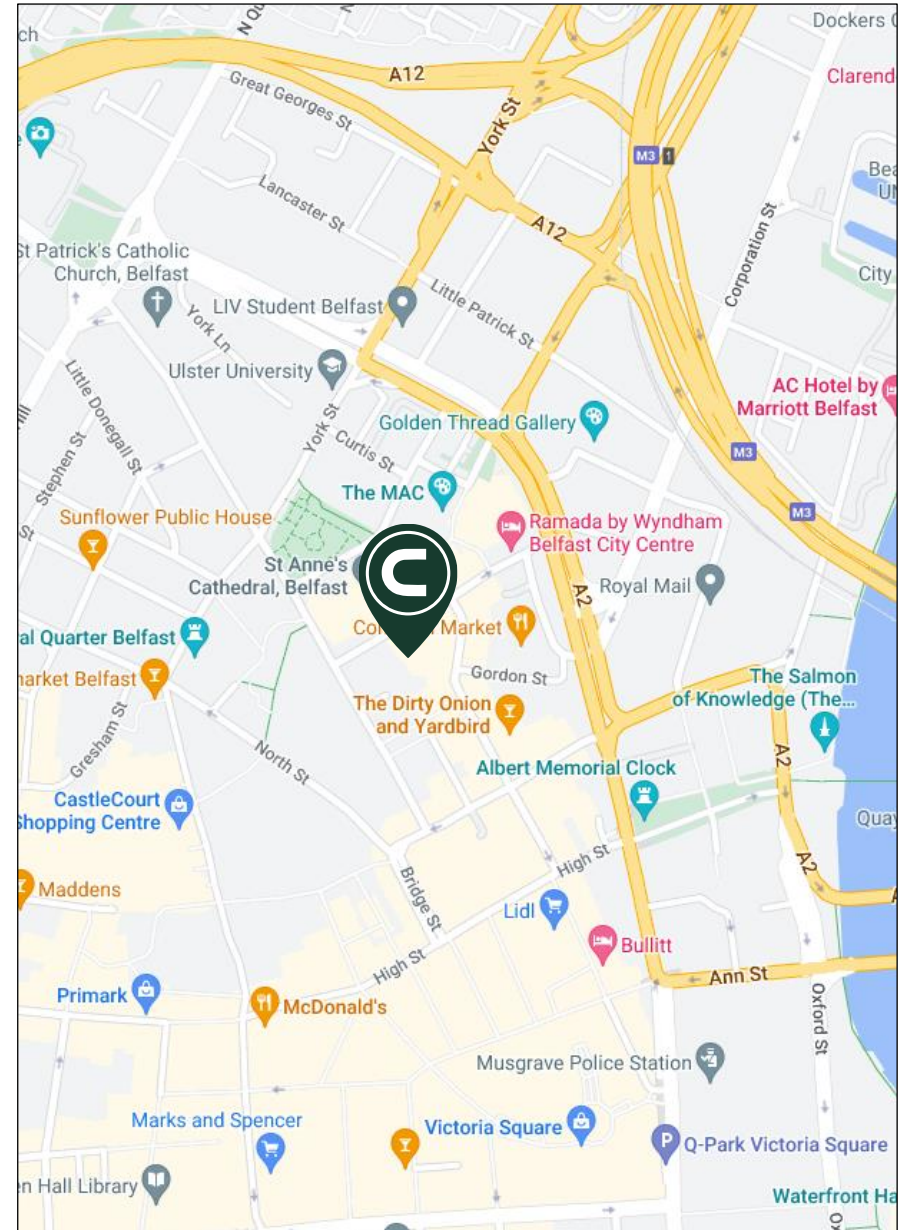


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Location

Located within the heart of Belfast's Cathedral Quarter the subject property is surrounded by an eclectic mix of bars, restaurants, cafes, creative and professional occupiers. The office suite is accessed via Talbot Street adjacent to St Anne's Square. This location provides immediate connectivity to the retail core and motorway network. The new Ulster University Campus is located within a short walk and is now home to 18,000 students and staff. The Royal Exchange regeneration project, linking Royal Avenue to Cathedral Quarter, is anticipated to commence shortly.



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Description

The subject property has been refurbished to include full air conditioning and heat recovery system, raised access floors, painted and plastered walls, suspended ceiling and recessed LED lighting. The 1st floor office suite is currently open plan and benefits from good natural light. The property is accessed via a communal entrance hall with passenger lifts.

Tenure

Term	Negotiable
Rent	£18.00 psf pa
Repairs/Insurance	Internal repairing and insuring lease terms. Insurance payable approx. £582.24 + VAT
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance and management. Currently estimated at £6,117 + VAT

Rateable Value

Unit	Rateable Value	Rates Payable
1 st Floor	£43,700	£26,192

Accommodation

Floor	Sq Ft	Sq M
1 st Floor	4,098	381

VAT

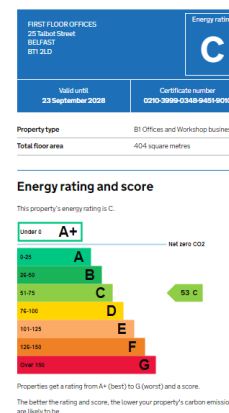
All prices are quoted exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

A copy of the EPC Certificate is available adjacent and can be made available on request.



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