

To Let Offices Imperial Buildings, 72 High Street, Belfast BT1 2BE



To Let Offices

Imperial Buildings, 72 High Street, Belfast BT1 2BE

Summary

- Excellent opportunity to occupy office suites within this striking 4 storey office building in Belfast City Centre.
- Flexible lease terms available.
- Office Suites available from c. 218 1265 sq ft (20.25 117.5 sq m).

Location

Imperial Buildings are located within Belfast City Centre on High Street.

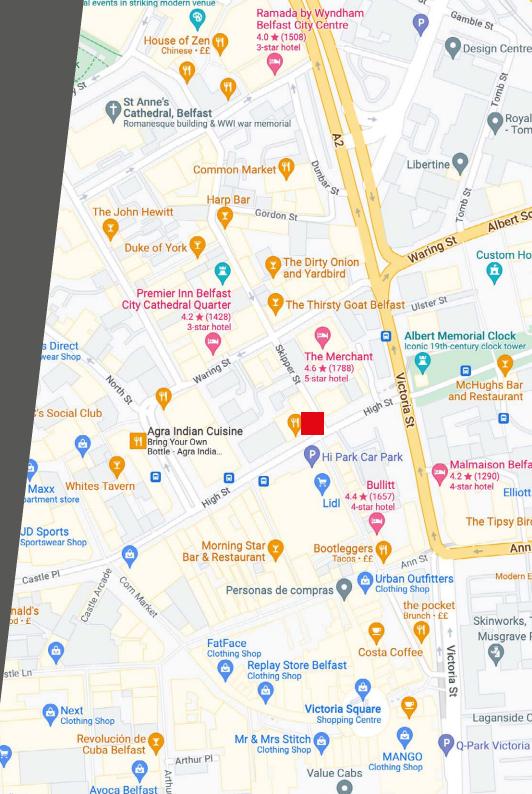
The property is highly accessible with easy access to the M1/M2/M3 and with numerous public car parks within walking distance.

The offices are also accessible by public transport with a number of bus stops within a few minutes' walk and Central Train Station being just a ten minute walk.

Titanic Quarter and Cathedral Quarter are all within walking distance. Internally, the office suites are provided with the following:

- 24 hour access for tenants
- Passenger lift
- Generous allocation of power and data points
- Unfurnished accommodation with carpet/parquet flooring, plastered and painted walls, fluorescent lighting
- Office Suites available from c. 218 1265 sq ft (20.25 117.5 sq m)





To Let Offices

Imperial Buildings, 72 High Street, Belfast BT1 2BE

Lease

Accommodation of varying sizes is available within the building on flexible lease terms. Tenants are responsible for internal repairs within their demised premises.

Accommodation

Offices	Floor	Area (Sq Ft)	Rent PA	Rates
37	2nd	218	£1,550	TBC
59-65	4th	1,265	£9,500	TBC

Service Charge

Tenants are responsible for a fair proportion of the costs incurred in respect of providing building insurance, external repairs, heating, security, cleaning, electricity and maintenance of the common areas including the passenger lift and fire alarm.

VAT

All figures quoted are exclusive of VAT which may be payable thereon.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd 028 9023 3111 mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd 07885 739063 bkidd@frazerkidd.co.uk

Neil Mellon 07957 388147 nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB 028 9023 3111 mail@frazerkidd.co.uk frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (lii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

