

**OK  
T**



# **83 - 85 Victoria Street, Belfast, BT1 4PB**

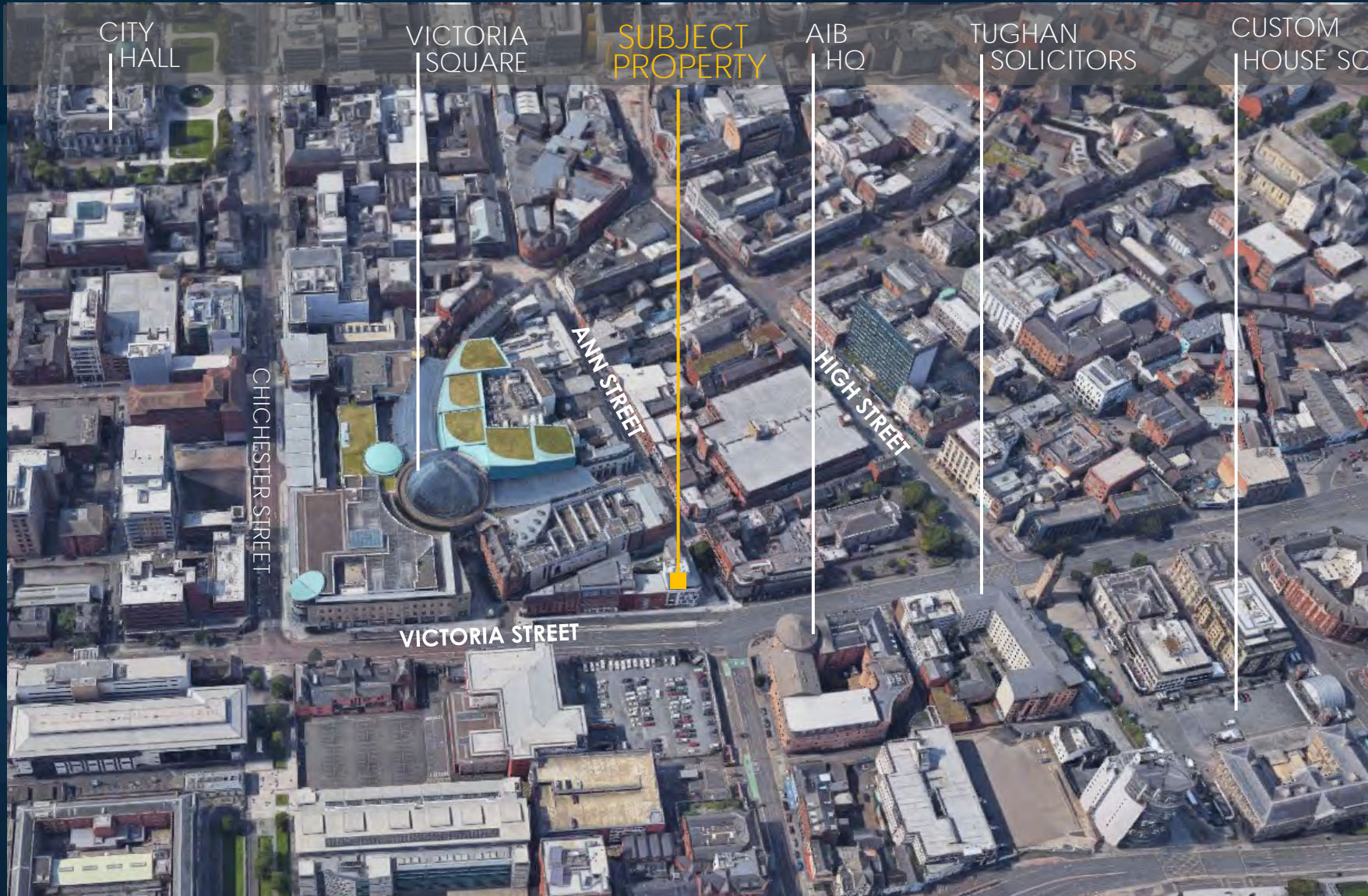
Grade A Office Accommodation Extending from c. 762 sq ft - 2,297 sq ft

# LOCATION

The subject occupies a prominent position on the corner Ann Street and Victoria Street within a 5 minute walk from Belfast City Centre.

Located in Belfast City Centre, the building is a short distance from Victoria Square and in close proximity to the city's main transport hubs including Lagside Bus Terminal and Lanyon Place Train Station.

Car parking is available at Q-Park Victoria Square, Lagside MSCP and St Anne's Square MSCP with on street car parking also close by.



EASILY ACCESSED VIA THE M1, M2 & M3 WITH AN ABUNDANCE OF PUBLIC CAR PARKING IN CLOSE PROXIMITY



SITUATED ON THE GLIDER ROUTE WITH MANY OF THE METRO SERVICES WITHIN A FEW MINUTES WALK



10 MINS WALK TO GREAT VICTORIA STREET BUS & RAIL STATION / LANYON PLACE TRAIN STATION



10 MINS DRIVE TO GEORGE BEST BELFAST CITY AIRPORT AND C. 30 MINS DRIVE TO BELFAST INTERNATIONAL AIRPORT

# DESCRIPTION

The property provides Grade A open plan office accommodation with excellent levels of natural light. Finishes include suspended ceilings with recessed fluorescent LED lighting, full air conditioning, plastered / painted walls, kitchen and WC facilities.

Entry is provided by way of an intercom entry system with each floor accessed via a high speed 10 person passenger lift.



[CLICK HERE FOR 3D VIRTUAL TOUR OF 3RD FLOOR](#)



[CLICK HERE FOR 3D VIRTUAL TOUR OF 4TH AND 5TH FLOOR](#)

## ACCOMMODATION / RENTAL SCHEDULE

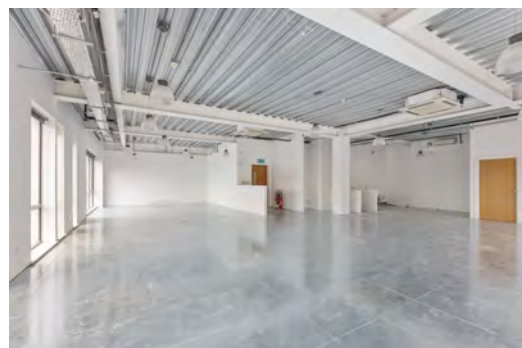
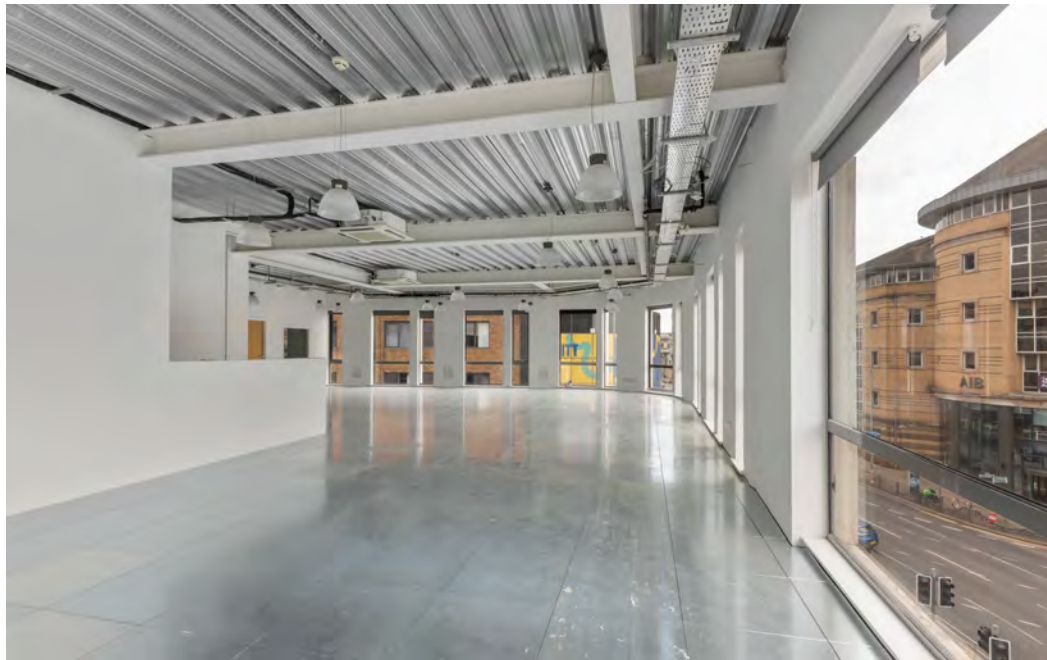
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	RENT (PER ANNUM)	RENT (PER MONTH)	NAV (ESTIMATED RATES PAYABLE)
FIRST FLOOR	LET				
THIRD FLOOR OFFICES	LET				
FOURTH FLOOR OFFICES	C. 143 sq m	C. 1,535 sq ft	£25,000	C. £2,083	£20,100 (£12,047.18)
FIFTH FLOOR OFFICES	C. 71 sq m	C. 762 sq ft	£12,500	C. £1,041	£10,800 (£6,473.11)
<b>TOTAL ACCOMMODATION</b>	<b>C. 214 sq m</b>	<b>C. 2,297 sq ft</b>			

Please note: All prospective Tenants should make their own enquiries to confirm the NAV / rates payable.

# TO LET

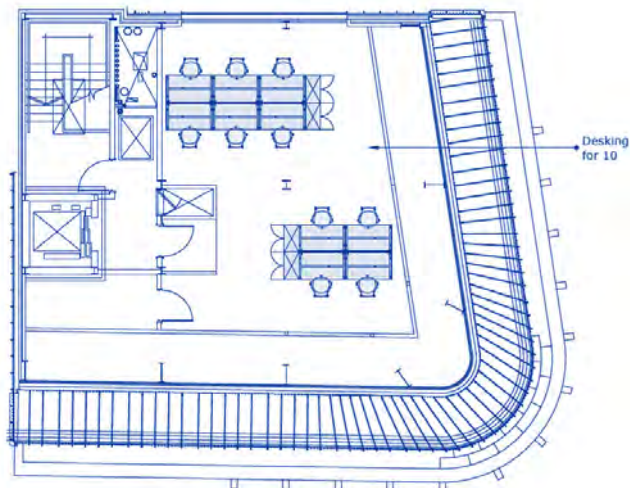
Grade A Office Accommodation Extending from  
c. 760 sq ft - 4,145 sq ft

**83–85 Victoria Street  
Belfast BT1 4PB**

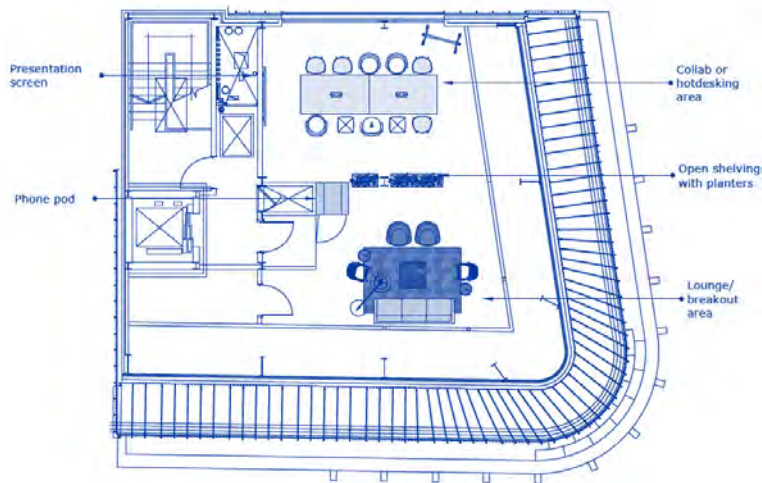


# FLOOR PLANS

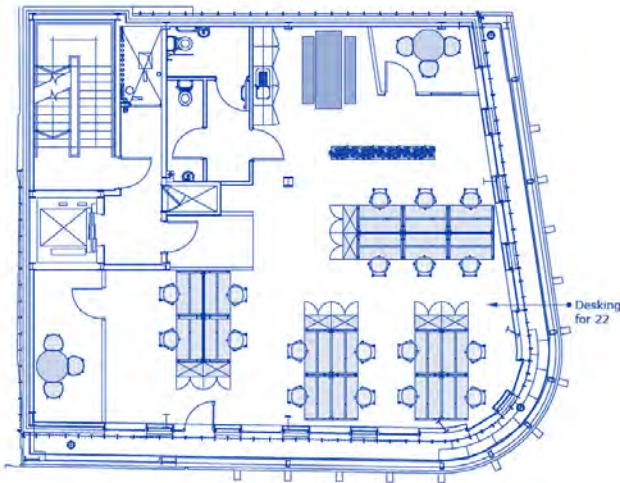
Existing Layout - 5th floor



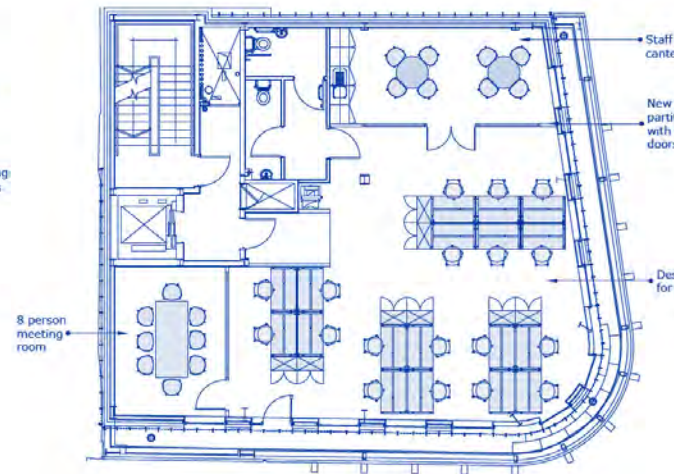
Proposed Layout - 5th floor



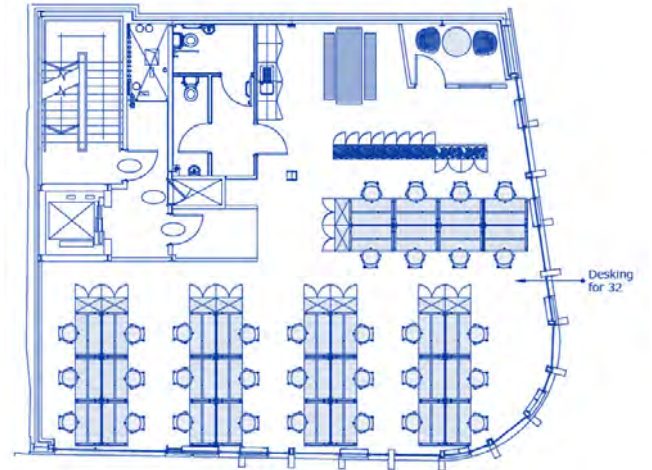
Existing Layout - 4th Floor



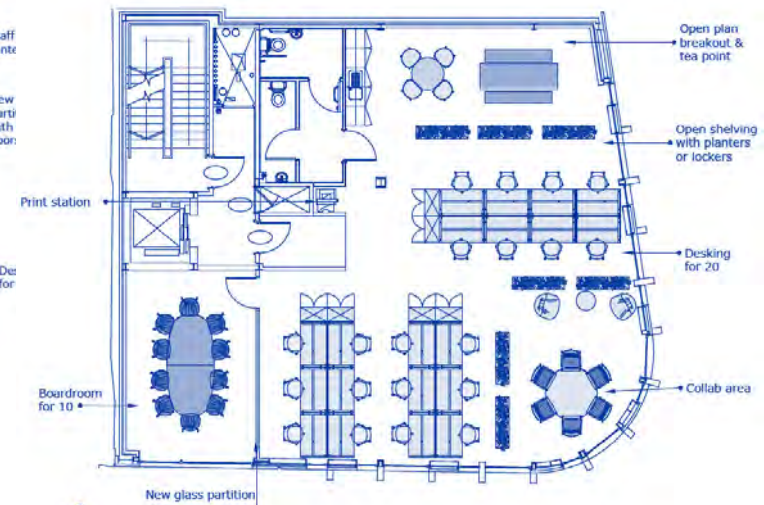
Proposed Layout - 4th floor



Existing Layout - 3rd floor



Proposed Layout - 3rd floor



5TH FLOOR

4TH FLOOR

3RD FLOOR

# LEASE DETAILS

TERM: Negotiable

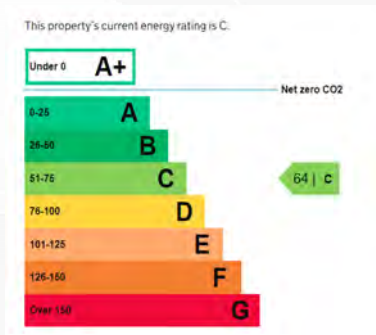
REPAIRS / INSURANCE: Tenants are responsible for internal and external repairs by way of service charge.

SERVICE CHARGE: To be confirmed

# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

# EPC DETAILS



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No: 7960



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE  
ian.mccabe@okt.co.uk

ROSS SWEENEY  
ross.sweeney@okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy them-