



Instinctive
Excellence
in Property.

To Let

Prominent Office Accommodation
c. 1,411 sq ft (131.1 sq m)

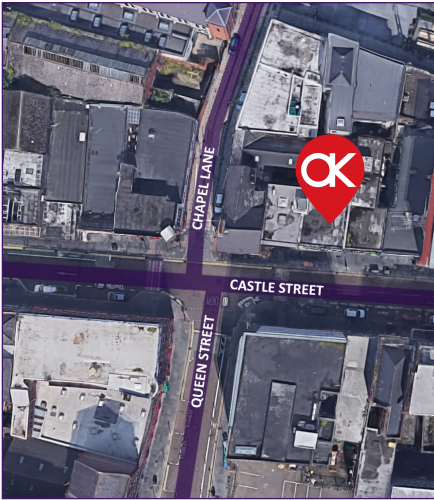
55 Castle Street
Belfast
BT1 1GH

OFFICE



OFFICE

Location Map



Location

This office accommodation is situated on Castle Street, Belfast. This location provides strong transport links including the M2/M3, Westlink and city centre routes. Public transport links situated at the city hall are just a short walk away.

The ground floor of the premises is occupied by Gordon's Chemist, with other neighbouring occupiers MACE convenience, Maggie Mays and iPhix Belfast.

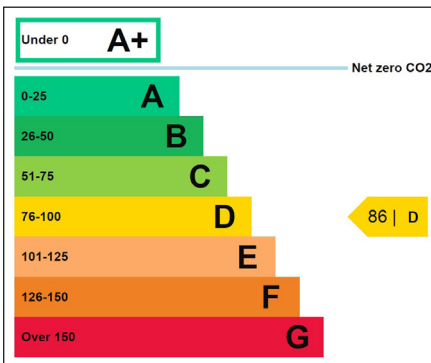
Description

This Office provides accommodation across the first and second floors, with the entrance accessed off castle street. The unit is currently split into several different sized offices.

These offices are fitted to include:

- Carpeted and Linoleum flooring
- Plastered and Painted walls
- Suspended ceiling with fluorescent strip lighting
- Kitchen/Canteen
- Male and Female W/C's

EPC



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Offices	1,161	107.9
Kitchen	250	23.2
Total	1,411	131.1



Lease Details

Rent on application.

Rates

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

Net Annual Value:	£9,850
Rate in the £ for 2022/2023:	£0.551045
Estimated Rates Payable:	£5,428

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com
 CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
 📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📧

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/uk/si/2017/692/made). 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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.