

# Create a great rewarding place



**TO LET**  
Montgomery  
House

Campbell  
Commercial Cairns





# for people to work

Montgomery House occupies a superb City Centre location in Montgomery Street. It is approximately 150 metres east of Belfast City Hall between May Street and Chichester Street, in the heart of the City's main office district. The Royal Courts of Justice, Waterfront Hall and Victoria Square Shopping Complex are all a short walk away. An NCP multi-storey car park adjoins this Grade A development with many other private and public car parks nearby.

Occupiers in the building include Lisney, Quilter, McConnell Chartered Surveyors, DAC Beachcroft, Eversheds Sutherland and Faithful & Gould.



# Be the envy

This newly refurbished imposing and spacious entrance lobby is finished to include door entry system, ceramic and marble tiled floor and walls, feature lighting and reception desk.

All occupiers enjoy 24 Hour access with security personnel present during normal business hours.

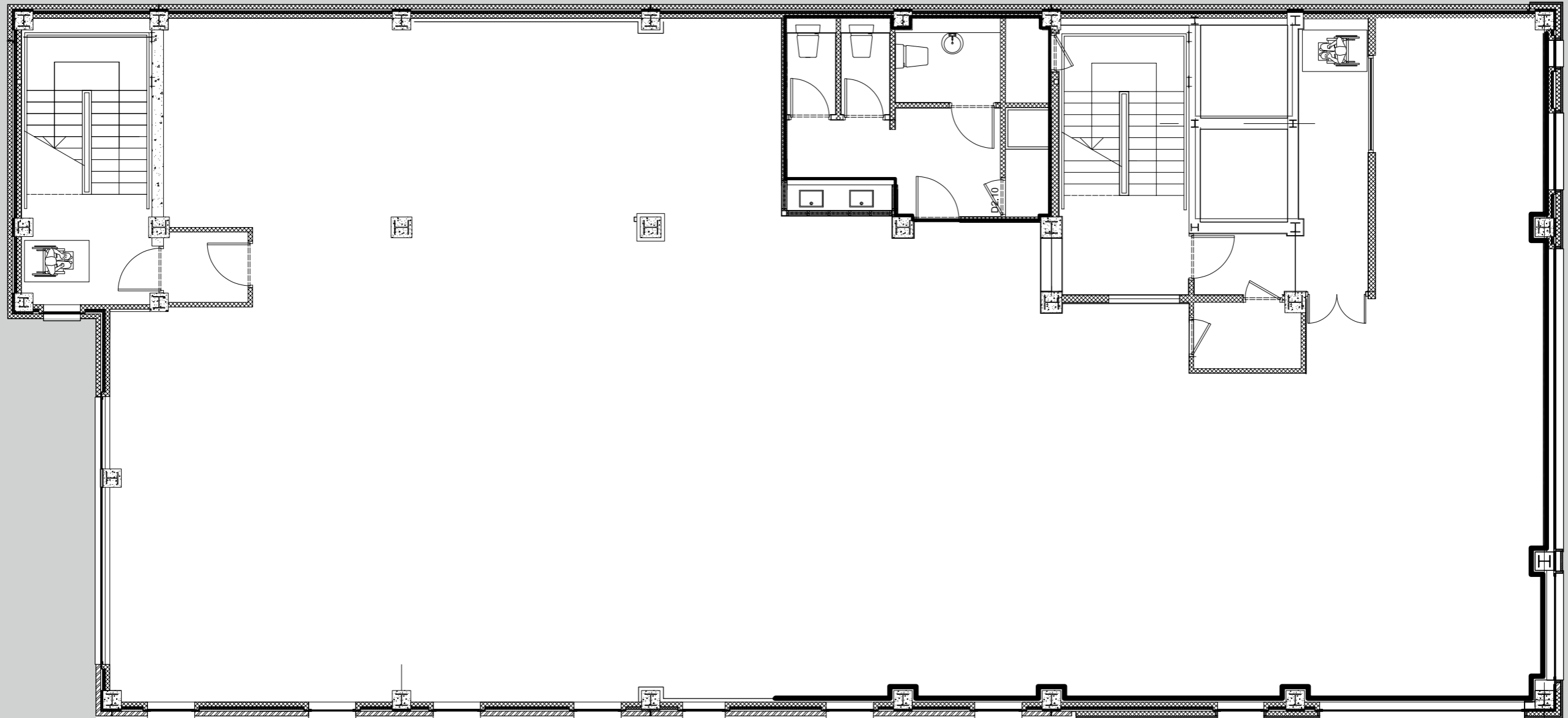
- Full air conditioning (heating & cooling) provided by a three pipe VRF system.
- 150mm raised access flooring.
- Suspended ceilings.
- Recessed modular fluorescent lighting, controlled via presence detection sensors.
- Plastered and painted walls.
- Carpeted.
- Intercom system.
- Male, Female and Disabled WC accommodation on each floor.
- Superb levels of natural light.
- Shower facilities and bicycle rack.
- All upper floors accessed by 2 Kone 10 person high speed passenger lifts.



# Right Here Now

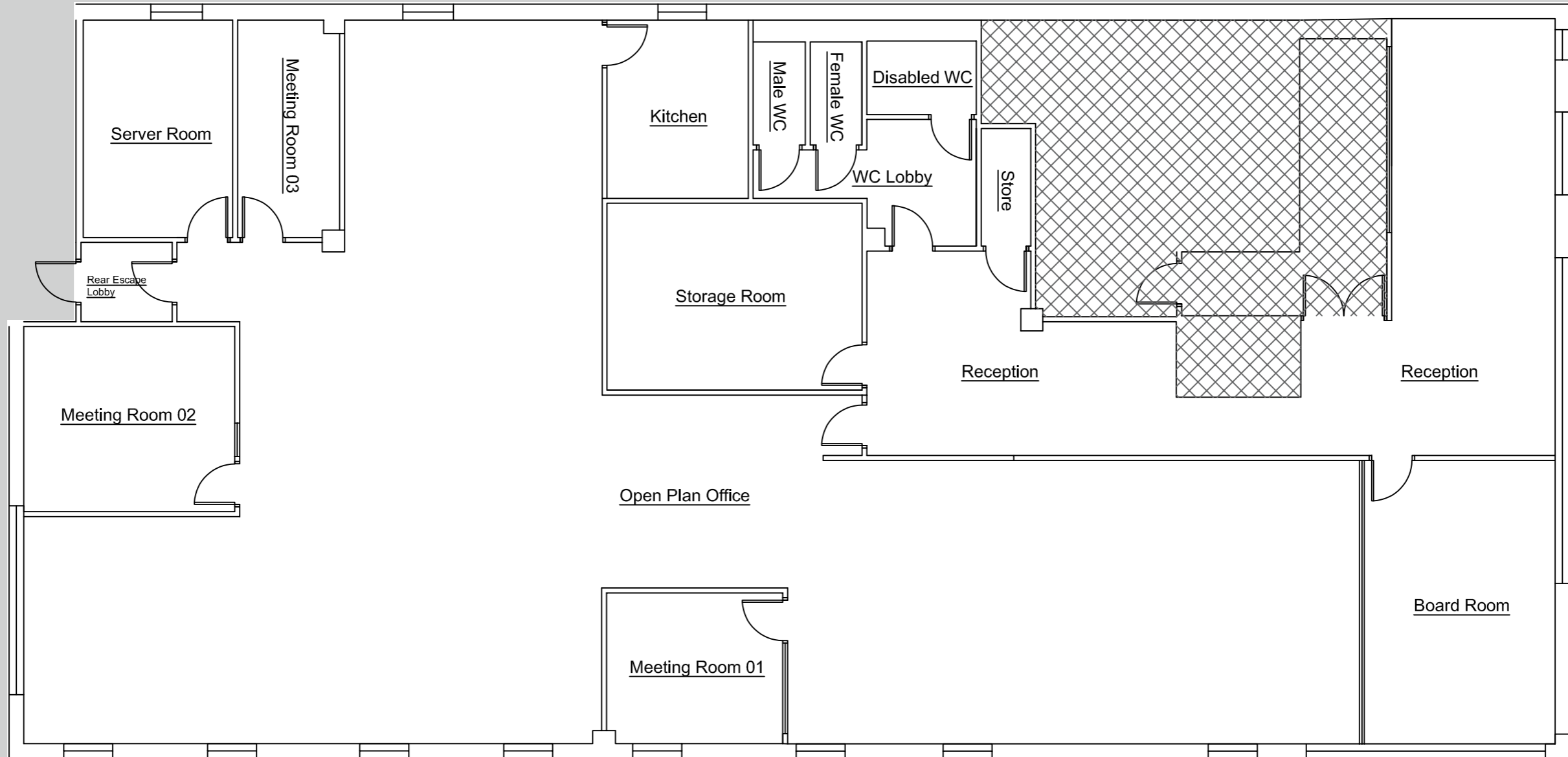
## Accommodation

Second Floor	4,126 sq ft	383 sq m
Six Floor	4,016 sq ft	373 sq m
On-site car parking (available by separate licence)		



# Second Floor Plan

4,126 sq ft 383.31 sq m



# Sixth Floor Plan

4,016 sq ft 373 sq m



Belfast City Hall

M&S

Ulster Bank

Montgomery House

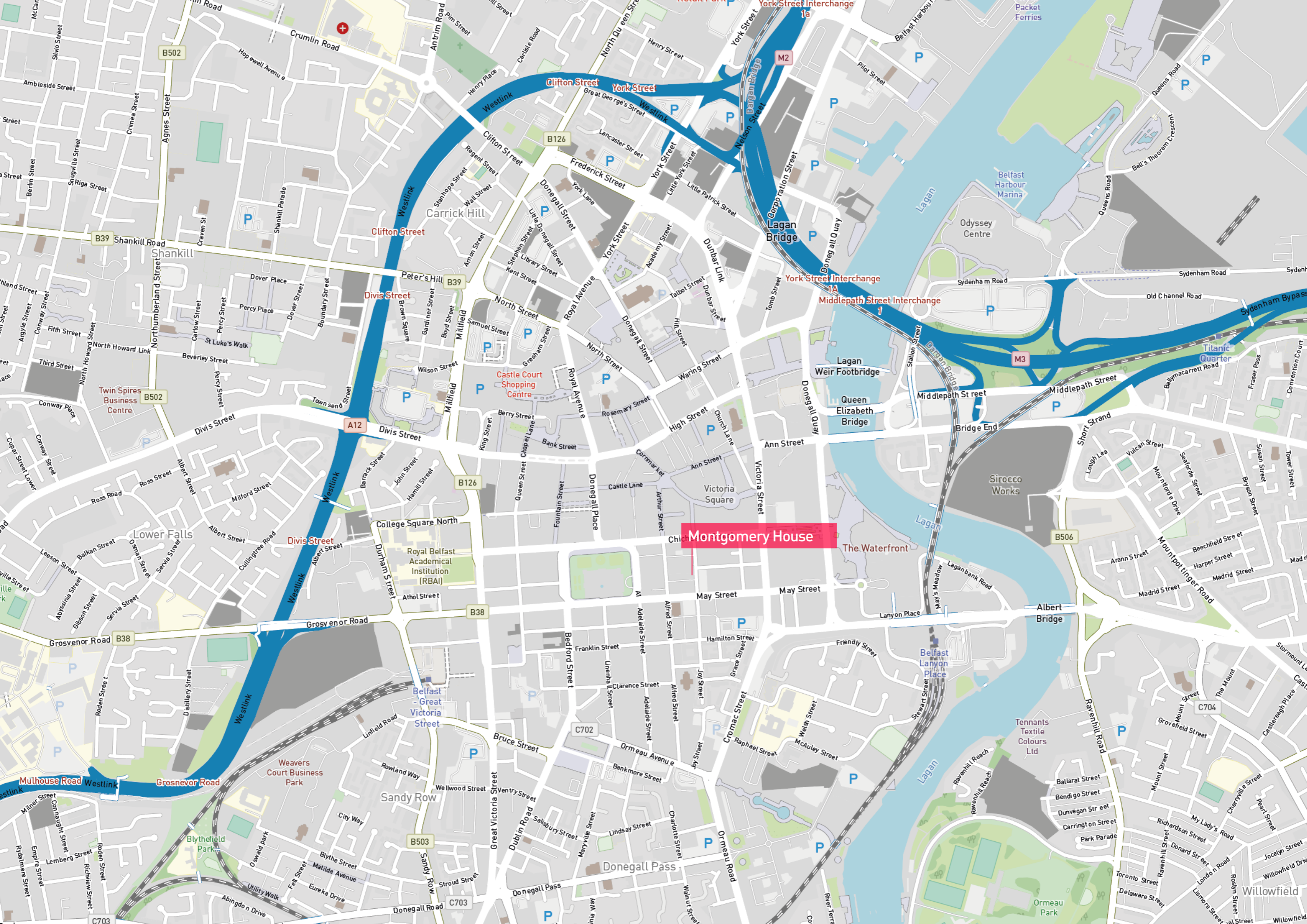
NCP Car Park

Goodwood House

Montgomery House

Paper Exchange

Victoria Square



Montgomery House

B39 Shankill Road

B502

Divis Street

Clifton Street

Westlink

B126

York Street Interchange

Middlepath Street Interchange

M3

Twin Spires Business Centre

Castle Court Shopping Centre

Queen Elizabeth Bridge

Bridge End

Divis Street

College Square North

Royal Belfast Academical Institution (RBAI)

Chichester Street

The Waterfront

Sirocco Works

Grosvenor Road

B38

Grosvenor Road

Weavers Court Business Park

Sandy Row

B503

C702

Tennants Textile Colours Ltd

Mulhouse Road Westlink

Grosvenor Road

Blythefield Park

Donegall Pass

Ormeau Park

C703

Donegall Road

C703

Willowfield



# Lease Details

**Term**  
Negotiable.

**Rent**  
On application.

**Service Charge**  
Occupiers to contribute to the common costs associated with the building including security lift maintenance, cleaning, lighting, heating, external repair, management costs etc.

**Insurance**  
Occupiers to reimburse the landlord with a fair proportion of the cost of buildings insurance.

**Viewing**  
By appointment through Campbell Cairns  
(Tel: 028 9024 9024).

**VAT**  
Prices, outgoing and rentals do not include VAT which may be chargeable.



## Campbell Cairns Commercial

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**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/dsl/2017/692/made>  
We are a member of the National Trading Scheme for Estate Agents which is a regulated body for the purposes of the Financial Conduct Authority's Consumer Credit (Regulation) 2014. 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.

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