

TO LET



Modern Self-Contained Office Suite

1st Floor
Dax House
18-22 Howard Street
Belfast
BT1 6PA

- Located in the heart of Belfast's Central Business District
- Accommodation extends to c.1,560 sq.ft

LOCATION

Occupying a prominent location within Belfast City Centre, Dax House is situated immediately South West of Donegall Square in close proximity to many of the City's leading financial institutions and professional firms, and within easy walking distance to the main shopping district.

The location is well served with a wide variety of hotels, restaurants, pubs and coffee shops close by.

Dax House benefits from excellent transport connections, with the Glider and Metro Buses stopping at nearby Donegall Square and the main Northern Ireland Railway & Ulsterbus terminal located close by on Great Victoria Street.

On site car parking is available by separate licence agreement.

DESCRIPTION

The office suite is finished to a high standard to include plastered and painted walls, suspended ceilings with recessed LED lighting, carpet floor covering and air conditioning.

The space is primarily in open plan office configuration with a separate meeting room created with the use of glazed partitioning and a staff breakout / kitchen area.

The suite also benefits from well-appointed ladies and gents WC's

A passenger lift serves ground to 3rd Floors.

ACCOMMODATION

1st Floor c. 1,560 sq.ft (c. 149 sq.m)

2nd Floor c. 1,560 sq.ft (c. 149 sq.m) **LET**



LEASE TERMS

Term:	A new lease for a term by arrangement.
Rent:	£16 psf.
Repairs:	Effectively Full repairing and insuring terms via recovery of a service charge
Service Charge:	Tenant responsible for Service Charge in respect of external repairs and maintenance, upkeep of common areas, buildings insurance and management etc.

RATES

1st Floor NAV: £20,300 (Source: LPS on-line database)

2nd Floor NAV £20,400 (Source: LPS on-line database)

Rate in £ for 2023/24 : 0.572221

1st Floor Rates payable 2023/24 (approx) : £11,616

2nd Floor Rates payable 2023/24 (approx): £11,673

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

The property is not presently opted to tax, therefore no VAT is currently payable on the annual rent.



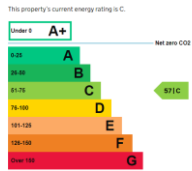
EPC

The 1st Floor has an energy rating of C57.

Full Certificates can be made available upon request.



Energy efficiency rating for this property



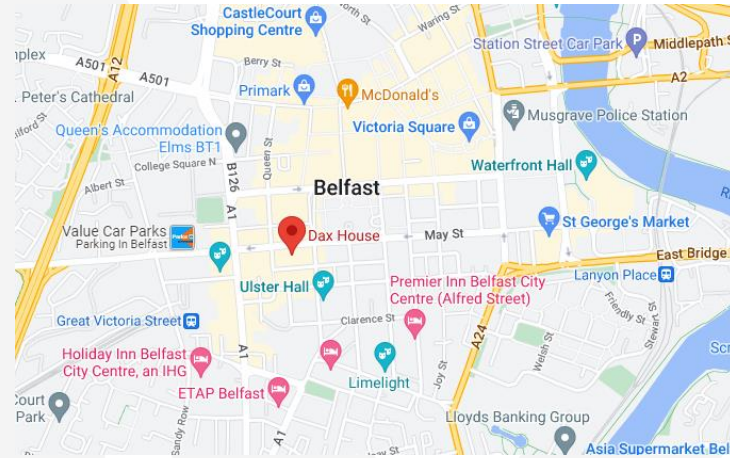
Customer Due Diligence

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/ukxi/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 McConnell Chartered Surveyors. 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.

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Philip Culbert

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com