

**TO LET**

**Superb Contemporary  
2nd Floor offices  
C. 4100 sq.ft**

**25 Talbot Street  
Belfast**

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

**028 9091 8257**

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

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**The Subject property forms part of a hugely successful mixed use development in the heart of Cathedral Quarter**

#### LOCATION

Cathedral Quarter is without doubt Belfast's cultural centre with its many entertainment venues, restaurants, hotels and now with the new £350m Ulster University campus which was completed in 2022, many students are also learning and living in the area.

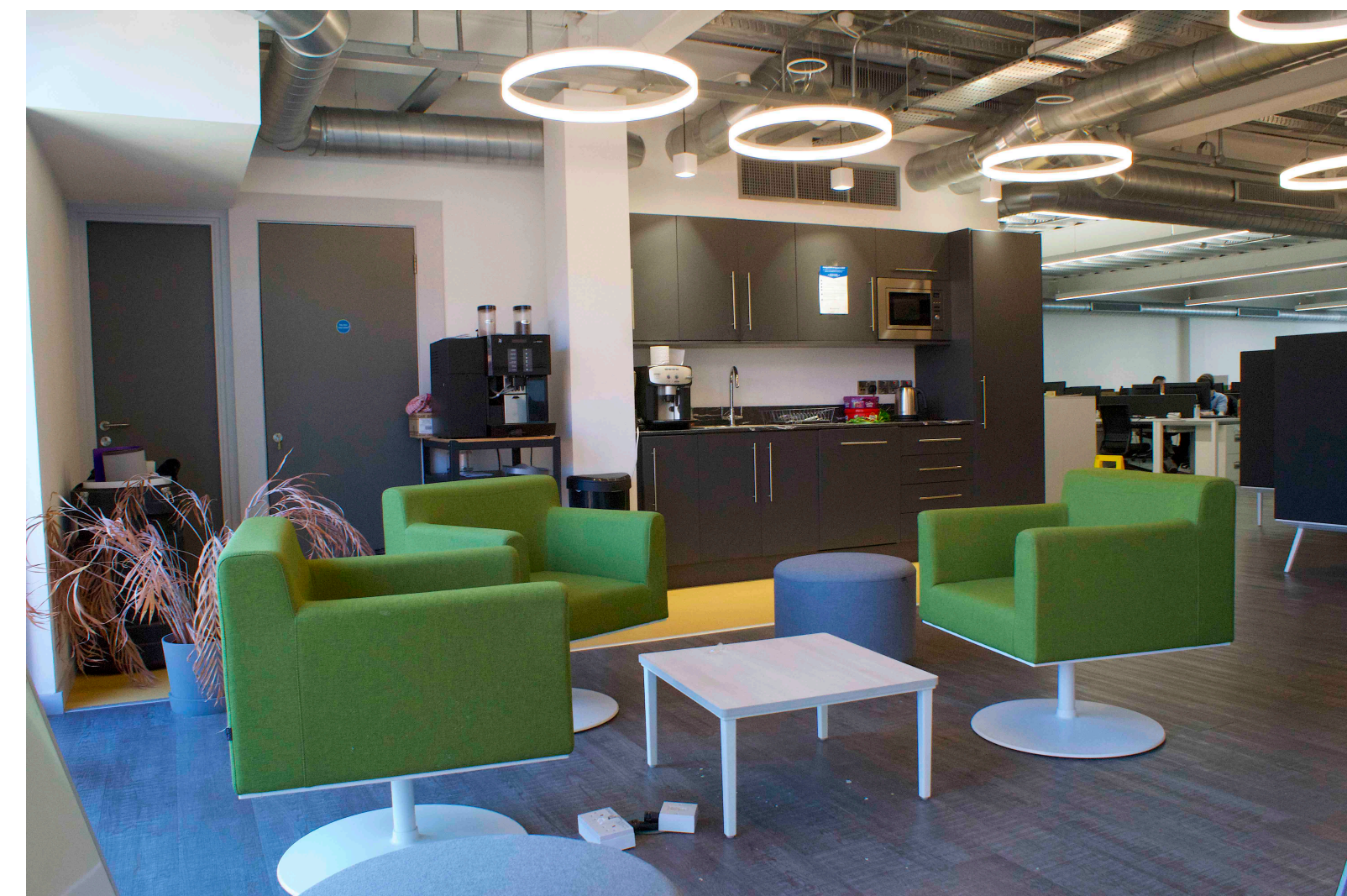
Situated on the north side of the city centre, it is a mere 10 minute walk to the City Hall. Excellent road infrastructure provides easy access to the M1 via the Westlink and M2 motorway.

#### DESCRIPTION

- Exposed ceilings and services
- LED strip lighting
- Raised access floors
- power distribution
- carpet finish
- Air conditioning
- WCs
- Door entry controls
- kitchen area



**This fantastic fully air conditioned office suite has been fitted to a very high standard and in a contemporary style where ceilings and services have been exposed.**



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## Accommodation

Net internal area      381 sq.m (4100 sq.ft)

## Service 6[ TeZX

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior and all other costs deemed necessary in the interests of good estate management

## Rent

On application. All charges subject to VAT

## Term

By negotiation

## NAV

£45,100

## EPC

Available upon request



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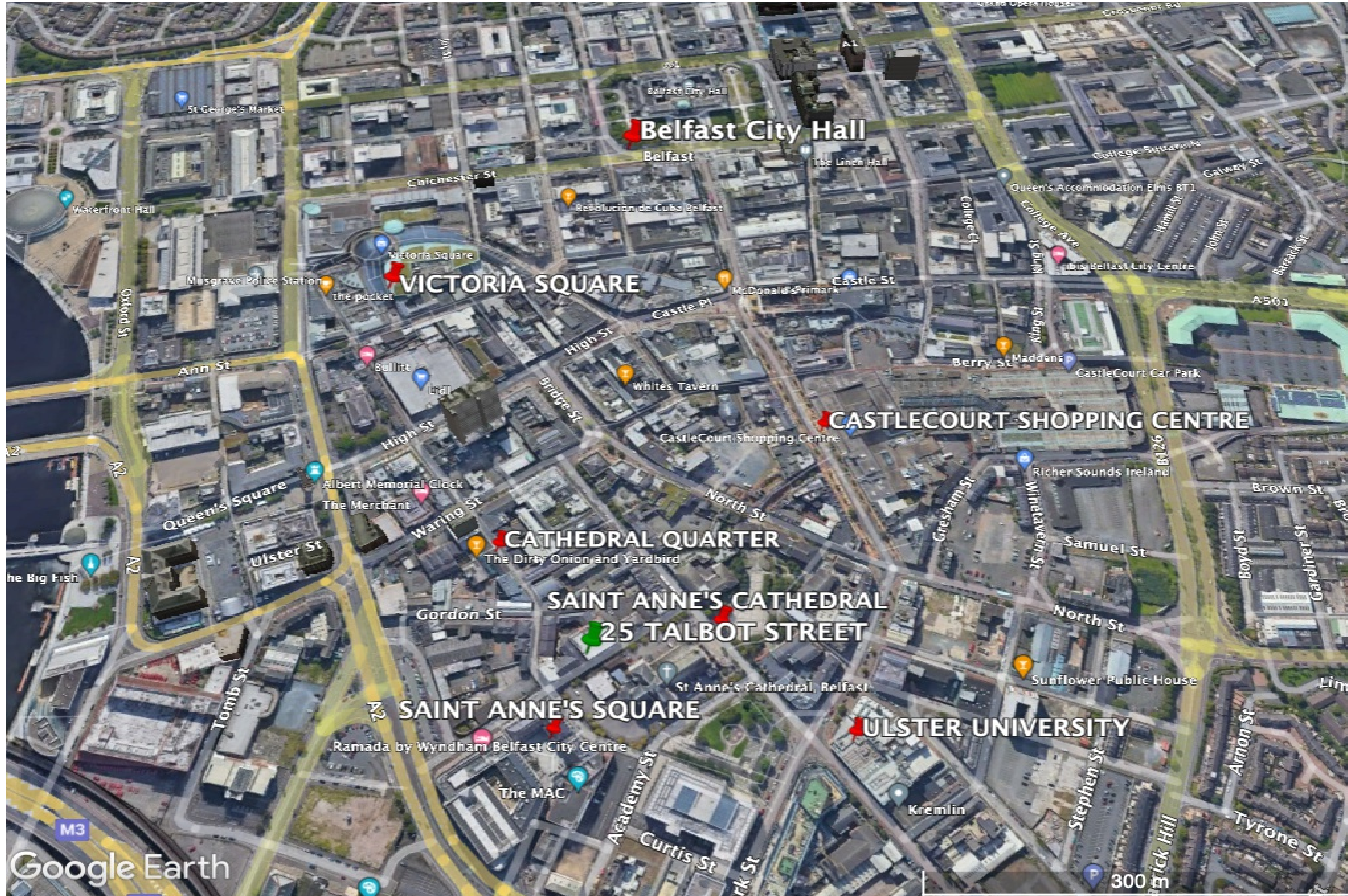
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### Location map



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## Contact

### Ciaran Hughes

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