

McConnell



Alliance
Partner

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mcconnellproperty.com

TO LET



Excellent City Centre Office Accommodation c.1,192 sq.ft (110.69 sq.m)

First Floor
Craig Plaza
51-53 Fountain Street
Belfast
BT1 5EA

- Prime City Centre location
- Accommodation finished to a high standard

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property is prominently located on Fountain Street, in close proximity to City Hall and many of the City's leading financial institutions and professional firms.

The location is well served with a wide variety of hotels, restaurants, pubs and coffee shops located close by and benefits from excellent transport links 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.

Other occupiers in the building include CPL Recruitment, Everyday Loans, Royal British Legion and Clarendon Fund Managers.

DESCRIPTION

The subject is currently configured to provide a mix of open plan space with 4. no partitioned offices / meeting rooms.

The unit has been finished to a high standard to include plastered/painted walls, suspended ceilings, recessed fluorescent lighting, air conditioning and carpet floor covering.

A passenger lift serves all floors.

ACCOMMODATION

The unit extends to the following approximate areas:

	SQ M	SQ FT
First Floor	110.69	1,192



LEASE DETAILS

Rent: £19,000 p.a excl

Term: Negotiable subject to periodic rent review

The space will be offered on effectively Full Repairing and Insuring terms.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repair and maintenance, upkeep of common areas and general management etc.

INSURANCE

An incoming tenant will be responsible for reimbursing the cost of the landlord's buildings insurance premium.

VAT

The property is opted to tax therefore VAT will be applicable on the annual rent and all other outgoings



NAV

Estimated Net Annual Value of the premises is £17,150.

The current commercial rate in the pound is £0.599362 (2024/25) therefore estimated rates payable in 2024/25 is £10,279.

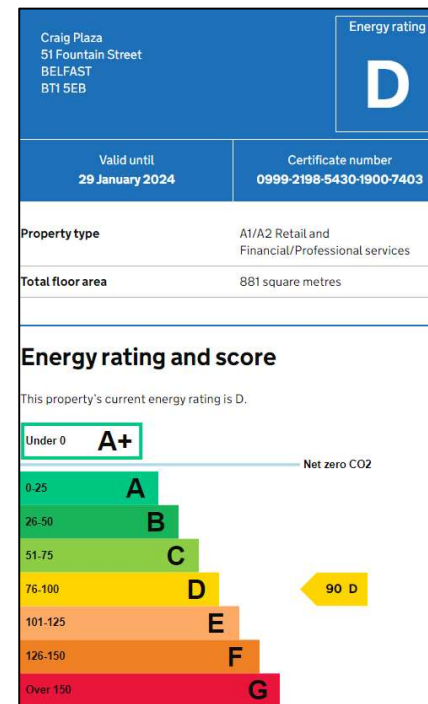
Interested parties are advised to make their own enquiries to rates.



EPC

The property has an energy performance rating of D90.

The full certificate can be made available upon request.



LOCATION



VIEWING

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

McConnell



Contact: Greg Henry / Ross Molloy

Tel: 07841 928670 / 07443 085690

Email: greg.henry@mcconnellproperty.com
ross.molloy@mcconnellproperty.com

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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/uksi/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.