

TO LET/MAY SELL

**Refurbished
Office Building**

**Suites from 2500 -
10,00sq.ft**

**Downshire House
Downshire Place
Belfast**

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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PROPERTY CONSULTANTS





**Modern
refurbished office
building close to
Belfast's new
transport hub**

LOCATION

This recently refurbished office building, located directly off Great Victoria Street is only a 5 minute walk to the City Hall and 15 minutes to Queen's University Belfast.

The immediate locality comprises a mix of office, retail and hospitality uses.

The building is located on 2 minutes walk to the new Grand Central Station and also benefits from being located close to a number of major public car parks thus providing a very accessible location for staff, clients and the general public

**This modern 4
storey building
has undergone a
recent
refurbishment
programme and
offers
accommodation
from 2500 to
10,000 sq.ft**



DESCRIPTION

- Suspended ceilings
- LED recessed lighting
- Power distribution
- Carpet finish
- Gas central heating
- Mechanical ventilation
- WCs
- Door entry controls
- kitchen area on all floors
- Lift serving all floors
- Attractive main entrance lobby



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Accommodation

Net internal area	Ground Floor	2500 sq.ft
	First Floor	2500 sq.ft
	Second Floor	2500 sq.ft
	Third Floor	2500 sq.ft

Service 6[TeX

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/Price

On application. All charges subject to VAT

Term

By negotiation

NAV

Ground Floor	£26,800	
First Floor	£31,900	
Second/ third floors	£33,100	Rate in £ for 2023/24 is 0.522

EPC

Available upon request



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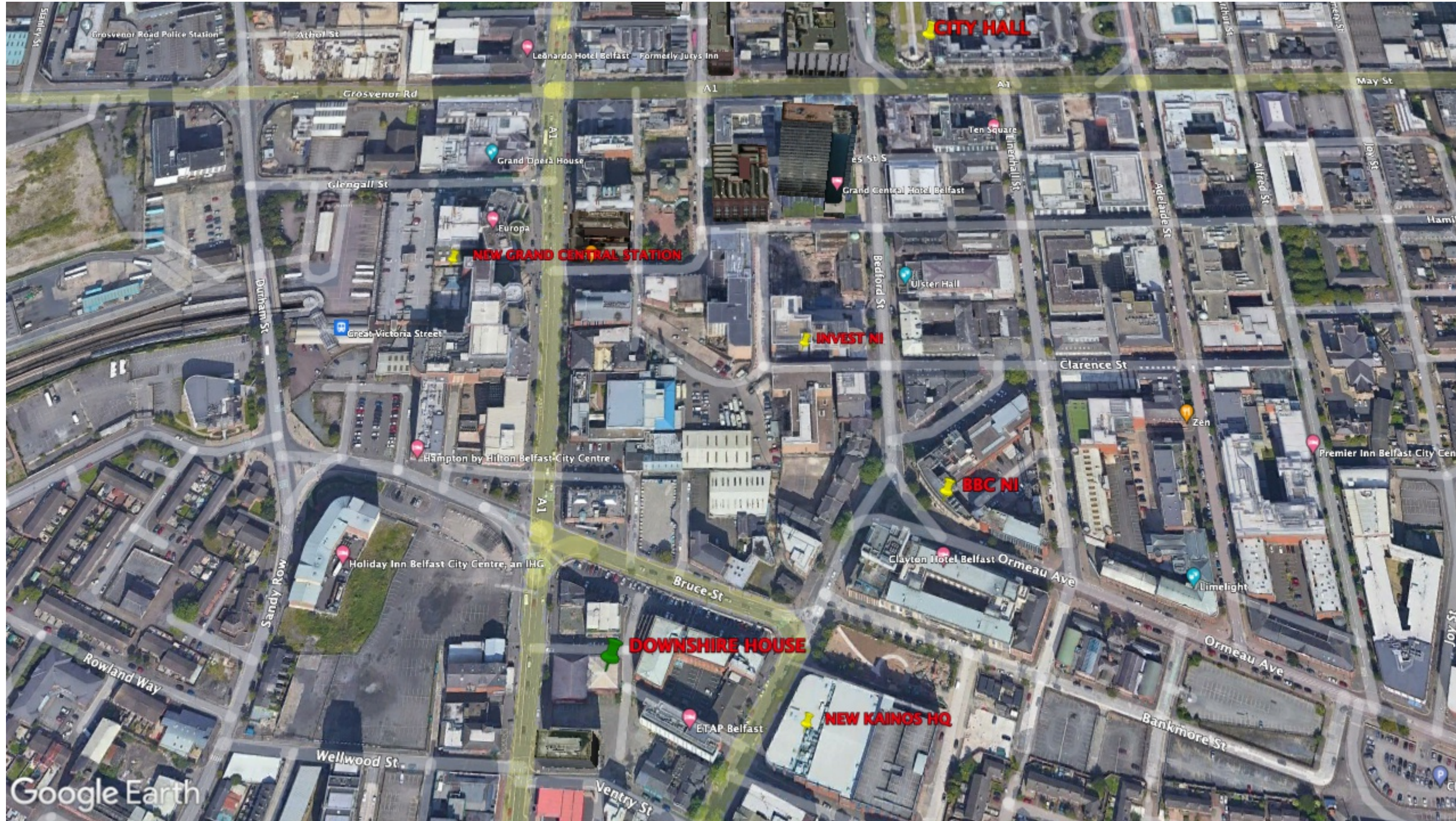
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Location map



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Contact

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