



**TO LET: FIRST FLOOR, HILDON HOUSE, 30 - 34 HILL STREET, BELFAST, BT1 2LA**



# FIRST FLOOR, HILDON HOUSE, 30 - 34 HILL STREET

BELFAST, BT1 2LA

## MODERN OFFICE SUITE SET IN THE HEART OF BELFAST'S CATHEDRAL QUARTER

Unrivalled amenities close by including historical buildings, trendy art galleries, pubs & restaurants.

Office suite extending to approximately 2,219 sq. ft (206 sq. m).

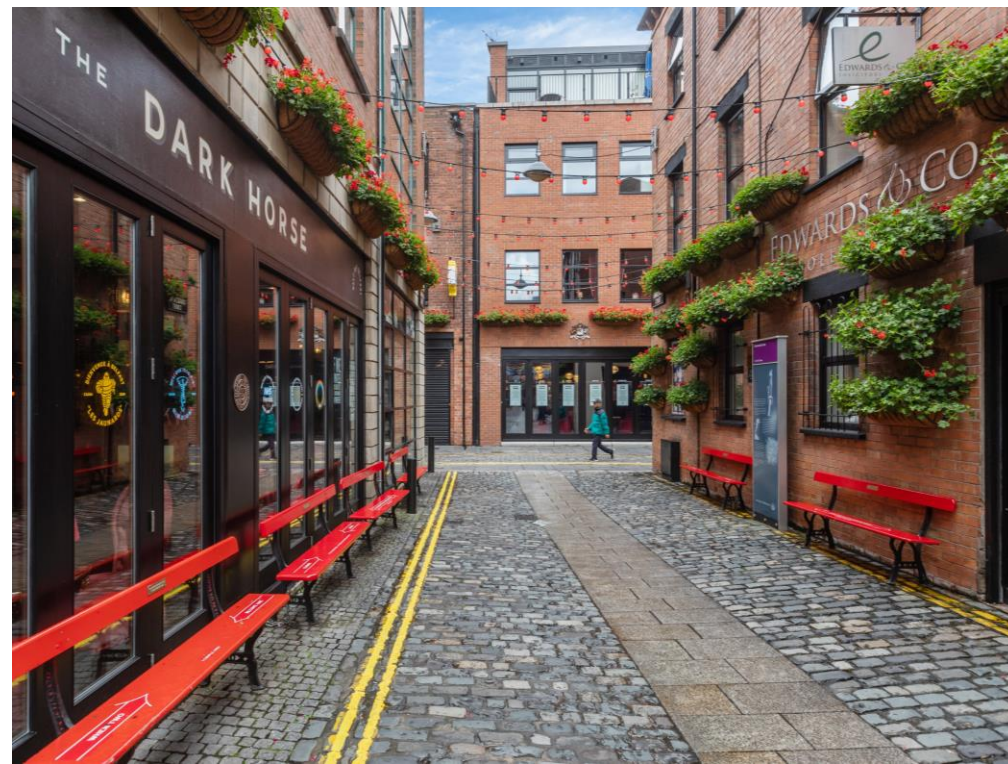
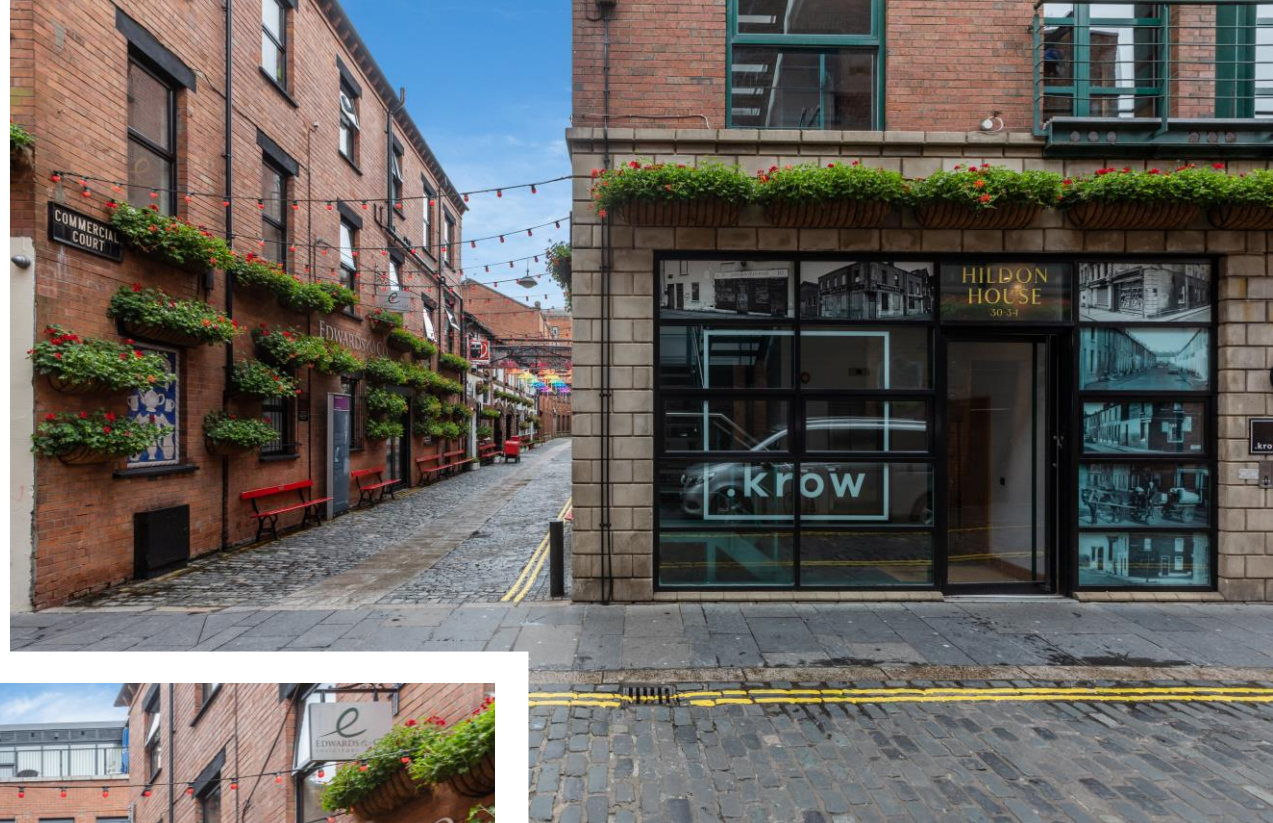
Open plan layout including a balcony.

Suspended ceilings & raised access flooring.

**Savills Belfast**  
2<sup>nd</sup> Floor Longbridge House  
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**savills**







# LOCATION

The subject office suite is conveniently set within the centre of Belfast's Cultural Heart, Cathedral Quarter. Known for its vibrant street art, local bars & restaurants, trendy art galleries and some of the oldest historical buildings in Belfast, which are located on Hill Street and Waring Street. There has been a recent growth in the amount of cultural based organisations in the area, with Cathedral Quarter being home to the Belfast School of Art since the 1960s as well as a music centre and circus school.

Being located in Cathedral Quarter, you will be surrounded by inspiring artwork, with some of the best pieces found on Talbot Street by the Dan Kitchener and MOTO, as well as on Hill Street including murals and portraits by Conor Harrington and Jay Adams.

Cathedral Quarter began as a trading and warehousing centre in the town, however in recent years has transformed into one of the most thriving areas within Belfast. There is an abundance of amenities close by, with some of the best restaurants in town such as OX, 2Taps Winebar & Restaurant, Coppi and the Waterman.

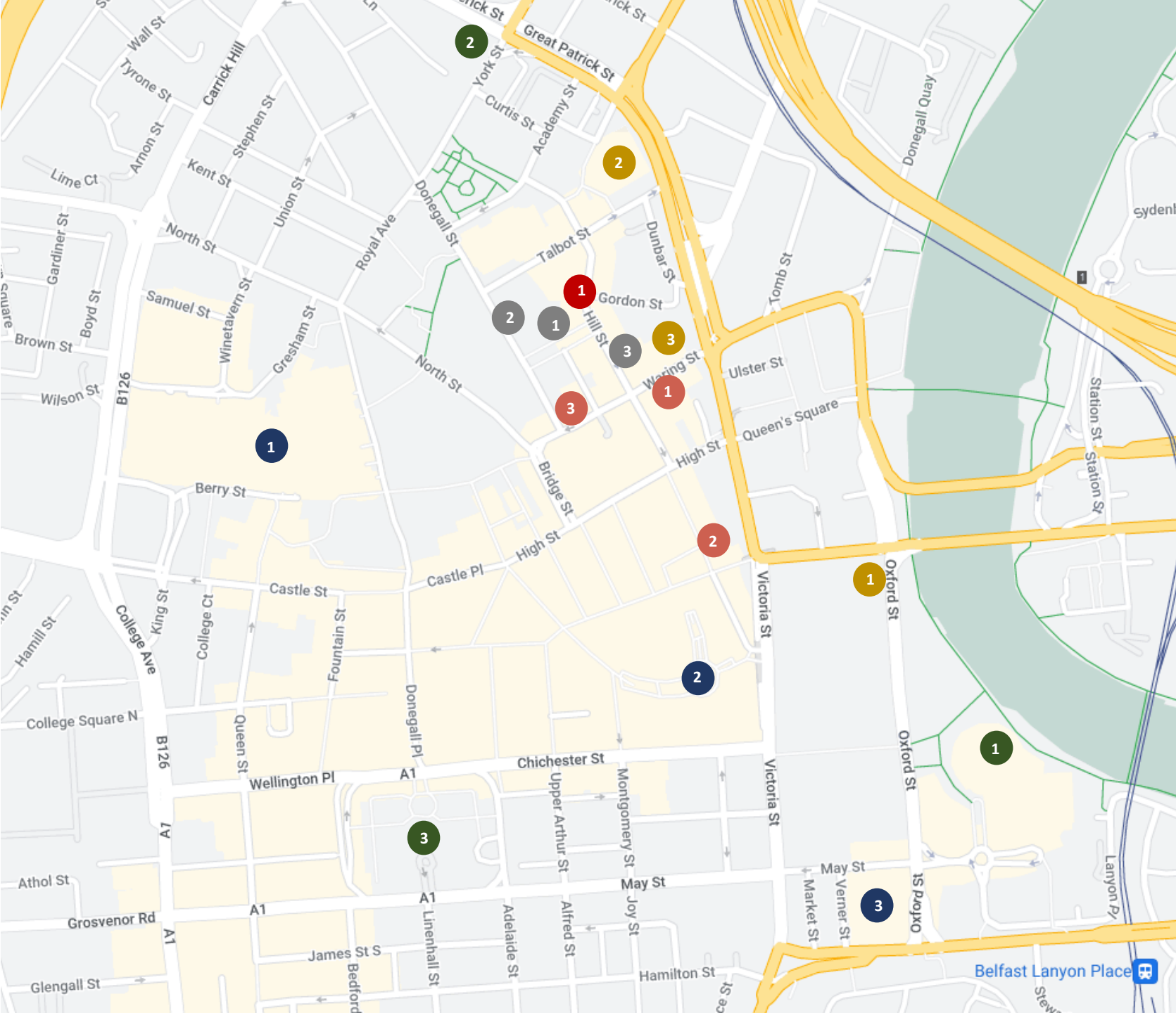
Further entertainment can be found at a range of bars within walking distance including the Duke of York, The Dirty Onion, The Spaniard, and McHugh's.

The new Ulster University Belfast campus opened in 2022 and further enhanced this area. Located on York Street, the campus accommodates a range of topics including computing, engineering, business, politics, law, architecture, and photography.

The area consists of many popular office occupiers including Edwards & Co. Solicitors, Regus, Sort Design, and SDM Solicitors.



# ATTRACTIONS



## SUBJECT PROPERTY 1

## HOTELS

- The Merchant Hotel 1
- Bullitt 2
- Premier Inn 3

## RESTAURANTS

- OX 1
- Coppi 2
- 2 Taps Wine Bar 3

## BARS

- Duke of York 1
- The John Hewitt 2
- The Dirty Onion 3

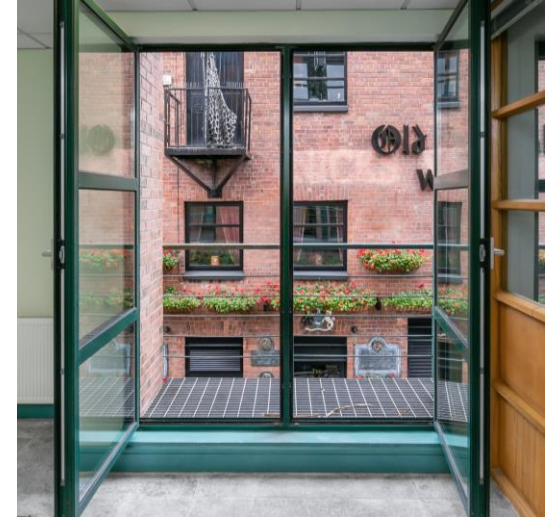
## SHOPPING

- Castle Court 1
- Victoria Square 2
- Saint George's Market 3

## OTHER

- Waterfront Hall 1
- Ulster University 2
- Belfast City Hall 3









# DESCRIPTION

The office suite is well located in Cathedral Quarter, with the main entrance found on Hill Street. The subject property is serviced by a stairwell and lift which provides access to the ground floor lobby and two upper floors.

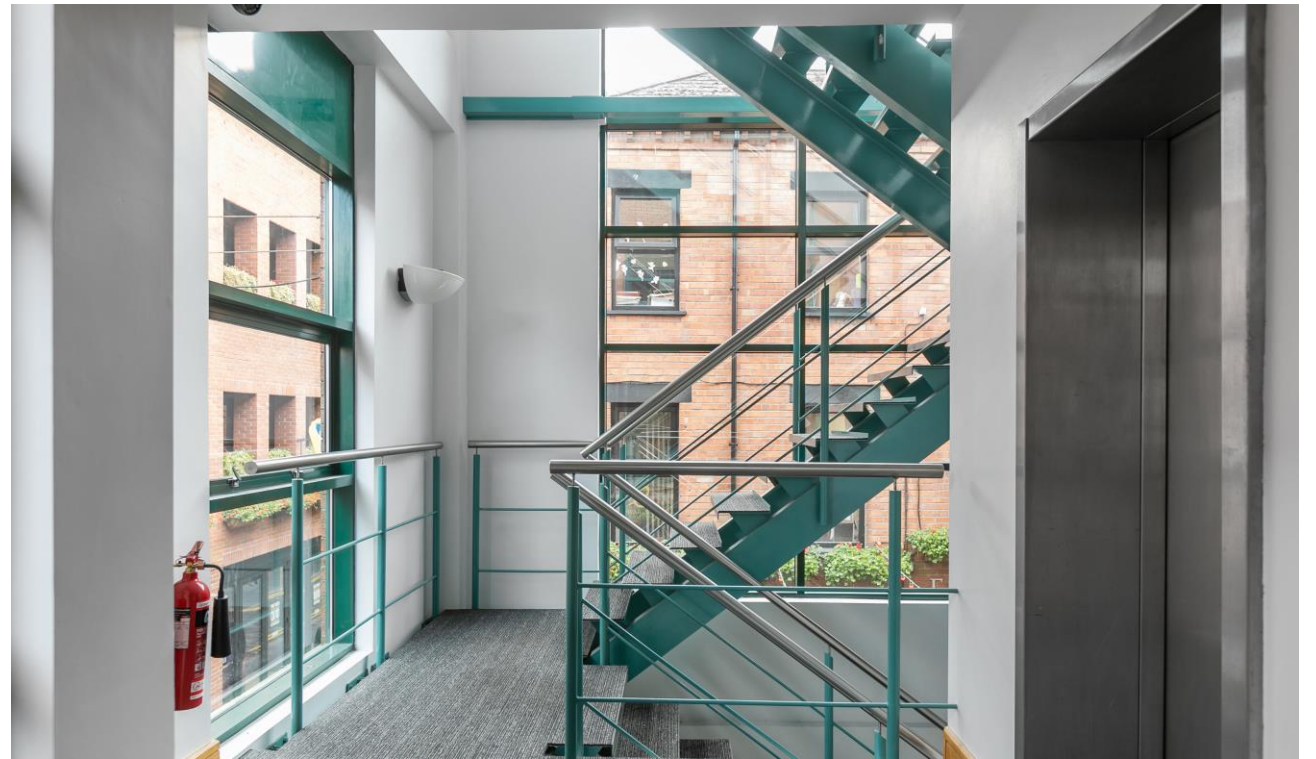
The office suite extends to a total of 2,219 sq. ft and comprises of an open plan layout, a boardroom, a kitchen, a rear lobby with access to the fire escape and male & female WC's. The office suite also benefits from a balcony overlooking busy Hill Street.

The second floor of the property is occupied by .Krow Agency, part of the Mission Group.

## Specification:

- PVC double-glazed aluminium framed windows
- Raised access flooring
- Plastered & painted walls
- Suspended ceiling with recessed strip fluorescent lighting
- Gas fired central heating
- Male/female WC's







# GENERAL REMARKS

## ACCOMMODATION

Floor	Sq. M	Sq. ft
First Floor	206	2,219
Total	206	2,219

## RATES

We have been advised by the Land and Property Services website that the NAV for First Floor, Hildon House, 30 – 34 Hill Street, Belfast, BT1 2LA is £23,600.00. The rate in the £ for 2023-2024 in Belfast is £0.572221.

Based on the above information the rates payable are £13,504.42.

## EPC

Rated B47.

**FOR FURTHER  
INFORMATION OR TO  
ARRANGE A VIEWING,  
PLEASE CONTACT:**

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## LEASE TERMS

Term: 10 years.

Rent: Guide rent of £18.00 psf.

Rent Reviews: Upwards only on the fifth anniversary.

Repairs & Insurance: Tenant is responsible for internal repairs and reimbursing the landlord with a fair proportion of the insurance premium.

Service Charge: A service charge will be levied to cover the Landlords's expenditure in connection with the maintenance, repair and general running of the property.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared September 2023







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