

TO LET

(By way of assignment)
Quality First Floor
Offices

37/41 High Street
Belfast

c. 1750 sq.ft

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS





The subject property is prominently located on High Street and within easy access to public transport, Cathedral Quarter and the city's prime retail areas.

LOCATION

The locality offers a commercial mix of offices, restaurants and retail and provides an attractive working environment for companies and their staff.

Belfast City Hall is also only a 5 minute walk



TO LET

(By way of assignment)

First Floor Offices
37/41 High Street
Belfast

C. 1750 sq.ft sq.ft



This high profile building has undergone a sympathetic refurbishment to provide quality office space

DESCRIPTION

Finishes to include

- Refurbished entrance lobby
- Kitchen
- LED lighting panels
- Electric heating
- Carpet finishes
- Power distribution
- w.c's
- Boardroom/open plan areas



ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS



Accommodation

Net Internal Area
1750 sq.ft (1626 sq.m)

Lease Details

TERM

The premises are held under a 5 year lease from the 1st March 2021.

PASSING RENT

£22,600pa plus VAT

SERVICE CHARGE

Tenant to pay a fair proportion of the costs in relation to the upkeep of the building

NAV



TO LET
(By way of assignment)

First Floor Offices
37/41 High Street
Belfast

C.1750 sq.ft

ciaran@hughescommercial.co.uk

028 9091 8257

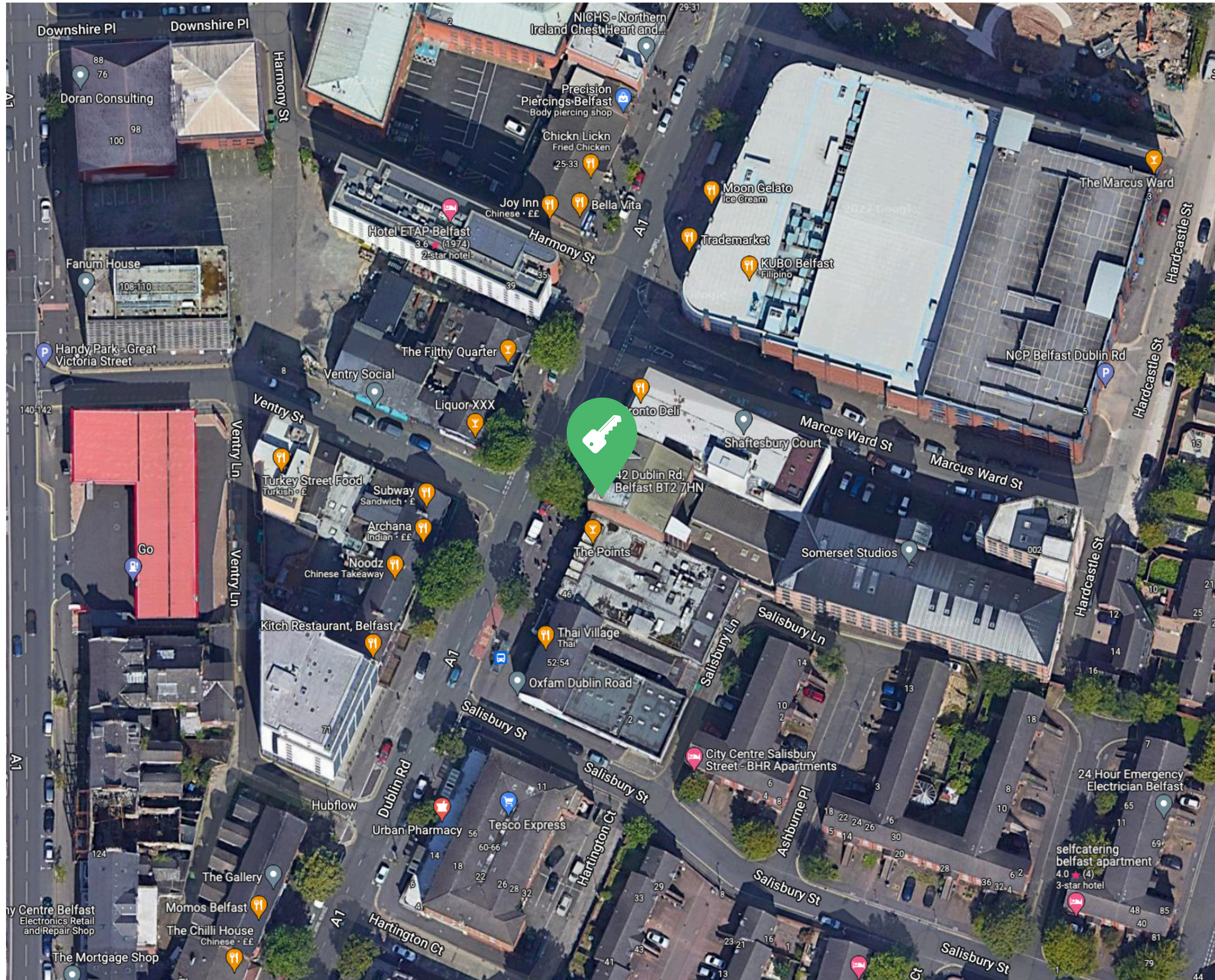
www.hughescommercial.co.uk

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS



Location map



FOR SALE

Newly Refurbished Offices Suites

42 Dublin Road
Belfast

C.2,000 sq.ft

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

04.



Contact

Ciaran Hughes

E: ciaran@hughescommercial.co.uk

M: 07712 894249

All details are provided in good faith, but Hughes Commercial for themselves, joint agents and vendors/ lessors of the property for whom they act give notice that 1. The particulars do not constitute, in whole or part, any offer of a contract or part thereof and Hughes Commercial has no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hughes Commercial, for themselves or for the vendors/lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves as to the correctness of any statements made with these particulars. 4. The vendors/lessors do not make, give or imply nor does Hughes Commercial or any person in its employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS