

With Secure On Site
Car Parking Available



To Let Superb Office Premises
First & Third Floors, Callender House,
58-60 Upper Arthur Street, Belfast BT1 4GJ



McKIBBIN
COMMERCIAL

028 90 500 100

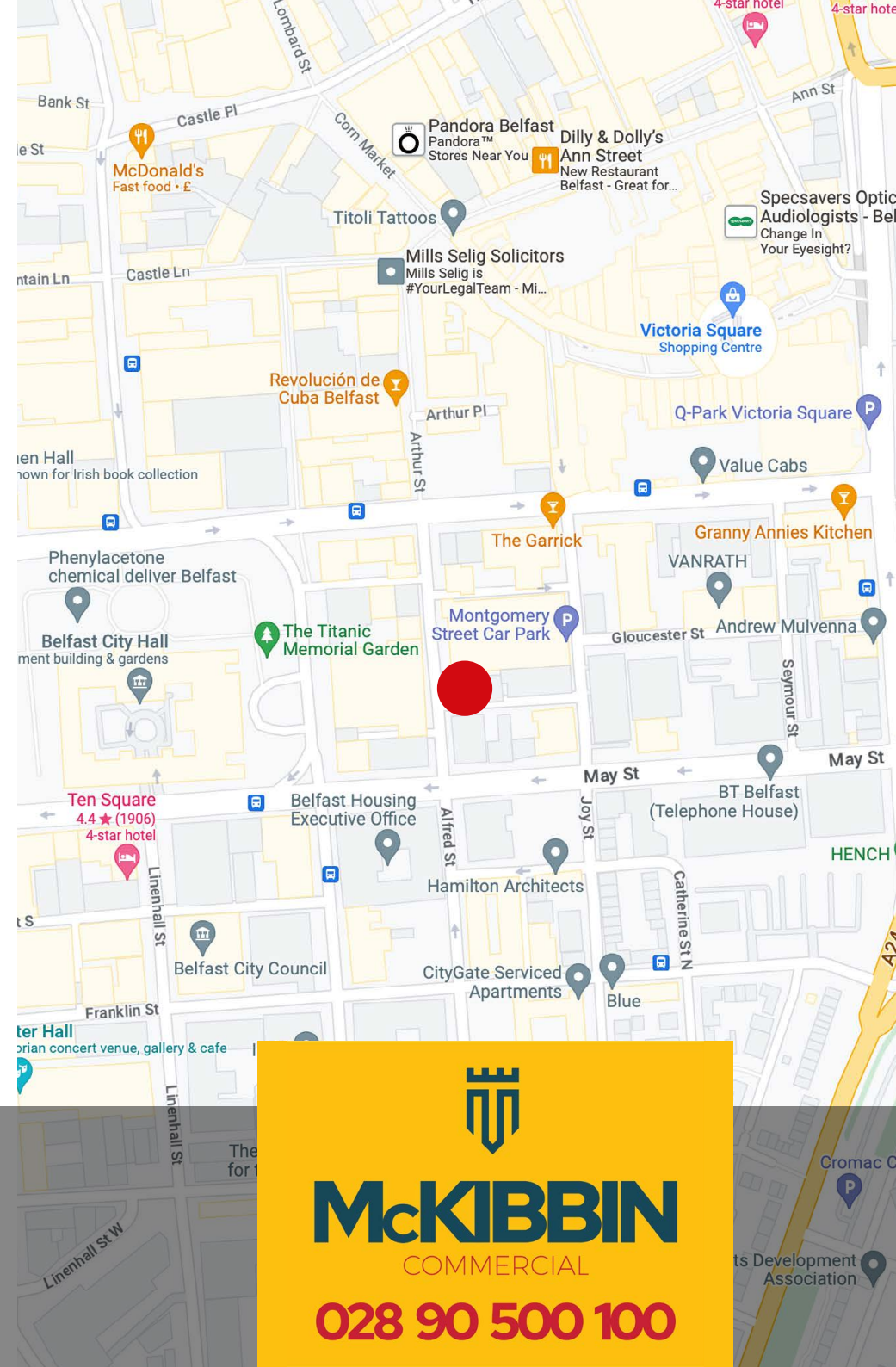
SUMMARY

- Callender House is a modern four-storey retail and office building located in a prime location opposite Ulster Bank Headquarters, situated between City Hall and the Law Courts.
- The first floor provides approximately 3,588 sq ft and is sub-divided into reception area, 7 no. private offices and boardroom.
- The third floor provides approximately 3,130 sq ft of open plan accommodation with excellent natural lighting throughout. The office suite has recently been refurbished to a high standard to include full air conditioning, plastered and painted walls, suspended ceilings with LED lighting, access flooring and a fully fitted kitchen.

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor - Access from Upper Arthur Street to Entrance Lobby and Lift to all floors		
First Floor - TO LET	333	3,585
Second Floor - Below the Radar & Fine Point Films		
Third Floor - TO LET	291	3,130

On site secure car parking available by way of a separate licence agreement.



To Let Superb Office Premises

First & Third Floors, Callender House,
58-60 Upper Arthur Street, Belfast BT1 4GJ


McKIBBIN
COMMERCIAL
028 90 500 100

LEASE DETAILS

Term: 10 years.

Rent: First Floor: £53,775 per annum, exclusive.
Third Floor: £46,950 per annum, exclusive.

Rent Reviews: Upwards only on fifth anniversary.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

Service Charge: Levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

RATES

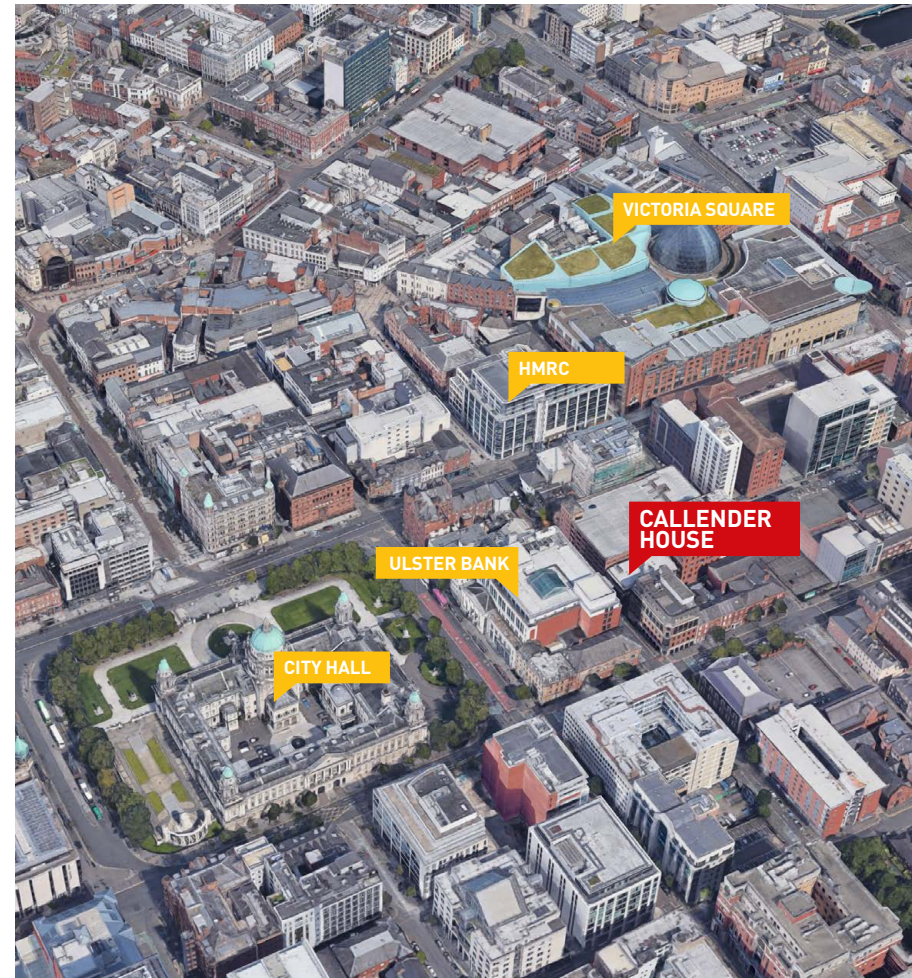
We are verbally advised by Land & Property Services at the Net Annual Value is as follows:-

Floor	NAV	Rates Payable
First Floor	£47,600	£27,238
Third Floor	£44,300	£25,350

Prospective tenants should make their own enquires with Land & Property Services.

VAT

The premises are registered for Value Added Tax.



To Let Superb Office Premises

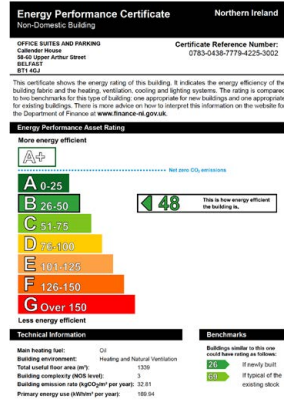
First & Third Floors, Callender House,
58-60 Upper Arthur Street, Belfast BT1 4GJ



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukSI/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

