



## Causeway Tower 5th Floor 9-11 James Street South, Belfast, BT2 8DN

£98,000 Per Annum



£19,



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Located opposite the luxury Grand Central Hotel, Causeway Tower offers an impressive entrance foyer and communal areas are finished to a high standard with 2 lifts that provide access to all 13 floors.

The subject property is located on the 5th floor and extends to 2,400 sq. ft, it comprises of an impressive reception area, an open plan office which offers 11 work stations, 4 private offices, a boardroom, a luxury fitted kitchen and toilet facilities.

Internally the suite has been kitted out to a very high standard incorporating suspended ceilings with recessed lighting, door intercom system and heat/air conditioning units to name but a few.

The property is fully furnished offering immediate availability to the successful occupant.

Repair - Tenant responsible for interior repairs.

Service Charge - £1435.50 plus VAT per quarter payable by the tenant.

Rates Payable - £19,798.85 per annum.

VAT - All figures quoted are exclusive of VAT, which is payable.

- Fully Furnished Office Space Finished to an Exceptional Standard
- Office Accommodation Extending to 2400 sq. ft.
- 5th Floor of Causeway Tower in Belfast City Centre
- Benefits from Heat/Air Conditioning Units
- Located Opposite The Grand Central Hotel
- Available For Immediate Occupation
- Causeway Tower Tenants Include Ferguson & Co. Solicitors, Finegan Gibson Ltd and Hart & Co. Solicitors

