

# To Let

Fully Fitted Office Suite – c.1,032 sq.ft  
2nd Floor, 4 College House,  
Citylink Business Park, Belfast BT12 4HQ



**Immediately Available**



For indicative purposes only

# To Let 2nd Floor, 4 College House, Citylink Business Park, Belfast BT12 4HQ



## Property Highlights

- 2nd Floor Office Suite
- Modern Fully Fitted Accommodation extending to c.1,032 sq.ft
- 2 no. dedicated car parking spaces
- Guide Rent £13,500 per annum exclusive

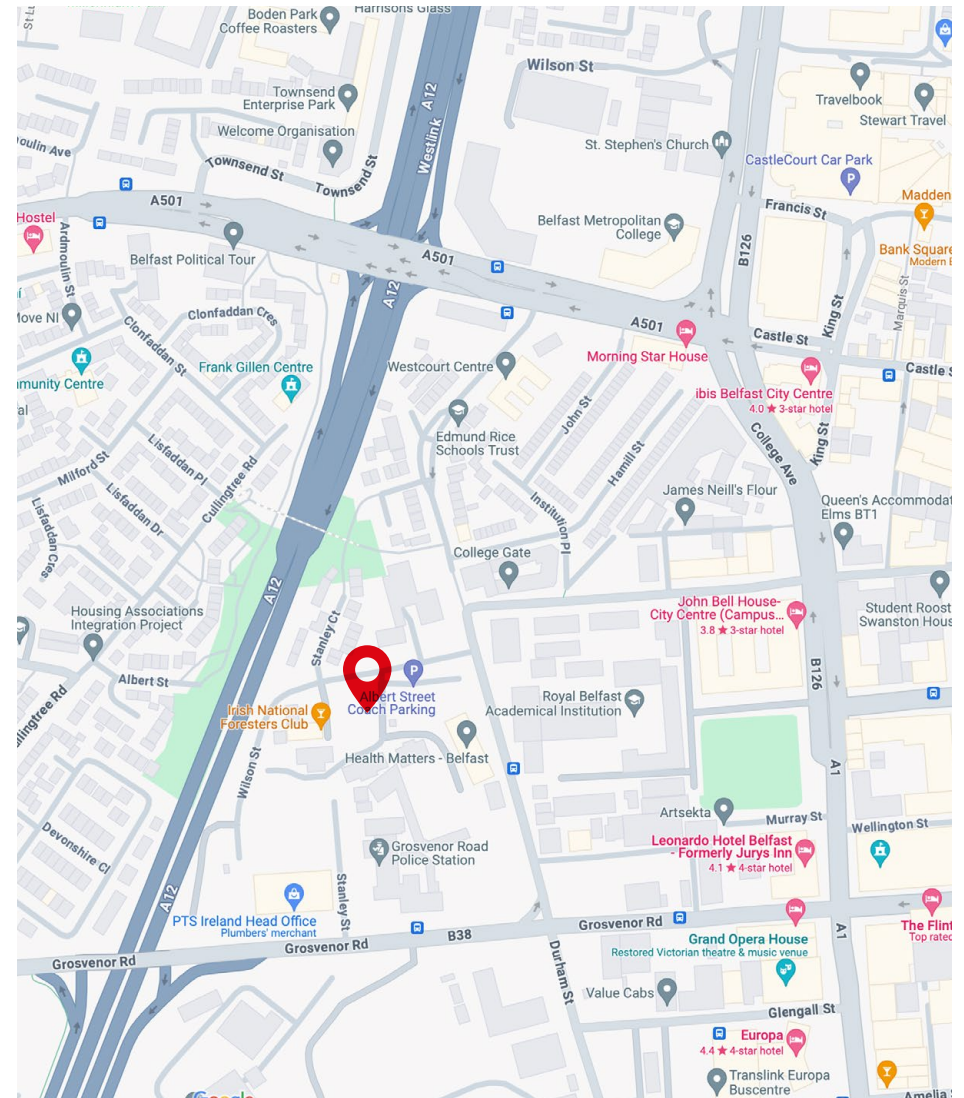
## Location

4 College House is situated within Citylink Business Park accessed by Durham Street/ Albert Street. The park benefits from excellent transport links with the wider road network being easily accessible. In addition, the City Centre & main transport hub at Great Victoria Street is within five minutes walk. The other floors within the property are occupied by The Royal College of Midwives and MBA Planning, with a range of occupiers in the park including Cundall, Byrne Looby, PML Marketing and HomeCare.

## Description

The property consists of a 3-storey purpose built office building. The available accommodation comprises of a self-contained suite on the 2nd floor. Finishes within the property include: -

- Carpeted floors
- Plastered and painted walls
- Suspended Ceiling with Recessed lighting
- Perimeter trunking
- Gas fired central heating
- Air-Conditioning
- Self-contained kitchen
- Shared male/female WC's.



## To Let 2nd Floor, 4 College House, Citylink Business Park, Belfast BT12 4HQ



### Accommodation

All areas are approximate based on N.I.A

Description	Sq Ft	Sq M
Second Floor	1,032	95.88

### Rates

Net Annual Value (NAV): £14,000

Rate in £ for 2022/23: £ 0.5722

Estimated Rates payable 2023/24: £8,011 p.a

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.

### Lease Details

Term: Negotiable.

Rent: £13,500 per annum exclusive.

Rent Review: 5 yearly.

Repairs: Effectively full repairing and insuring via service charge.

Insurance: The Landlord to insure and the Tenant to reimburse.  
2022 - 2023 premium is £1,261.39

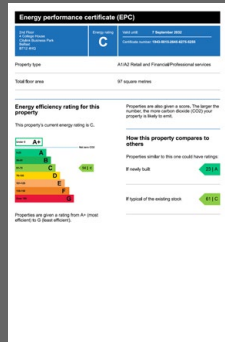
Service Charge: The current service charge payable is c.£2,994 per annum plus VAT.

### VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.



EPC



### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

For more information, please contact:

#### Martin McKibbin

07715 269699

[martin.mckibbin@cushwake-ni.com](mailto:martin.mckibbin@cushwake-ni.com)

#### Pierce Mulrone

07929 026032

[pierce.mulrone@cushwake-ni.com](mailto:pierce.mulrone@cushwake-ni.com)



#### Disclaimer

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

#### Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the 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/ukksi/2017/692/made>. 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.