

# 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

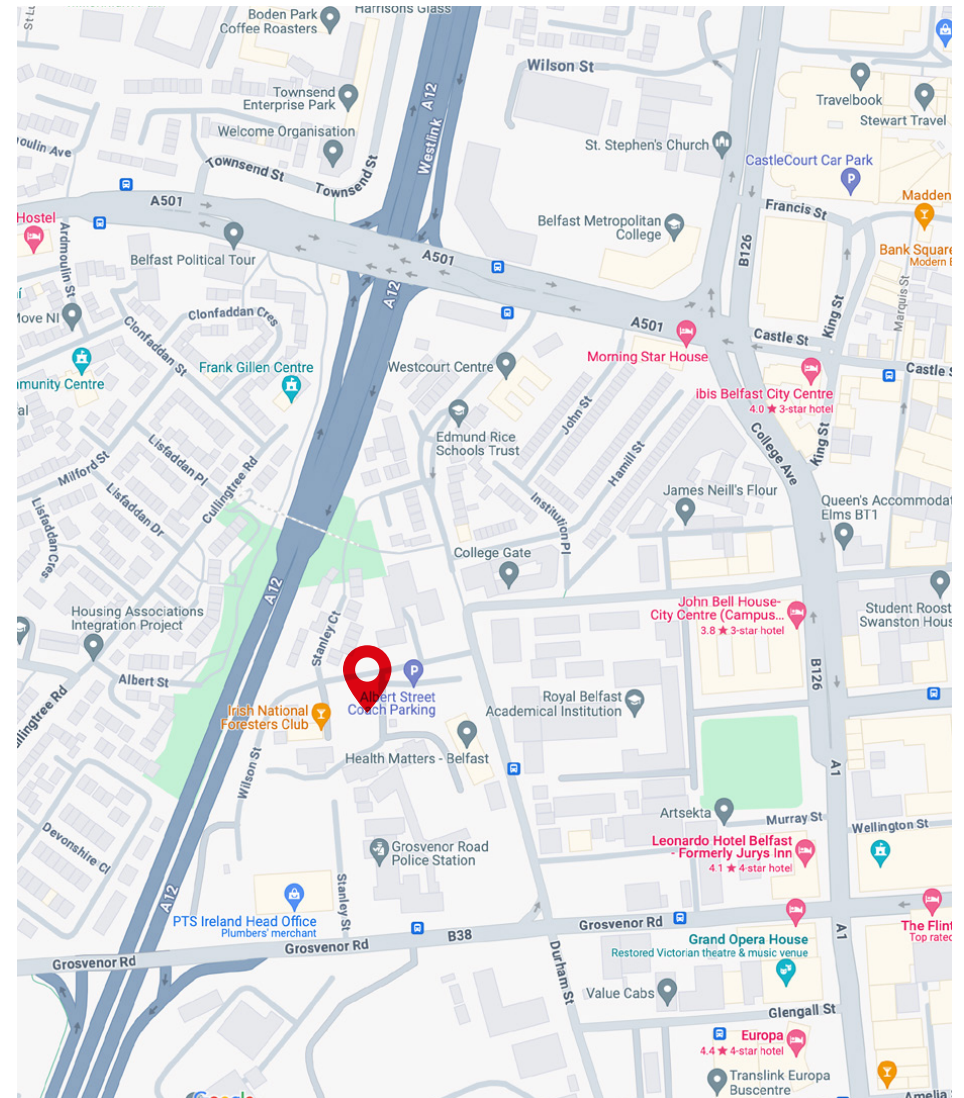
## Location

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.



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## Accommodation

All areas are approximate based on N.I.A

Description	Sq Ft	Sq M
Second Floor	1,032	95.88

## Rates

NAV - £16,300

Rate in £ for 2024/25: £ 0.599362

Estimated Rates payable 2024/25: £9,769.60 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



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