

tdk | Property

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Office Premises
4,200 sq. ft Office Space

City Centre Office Suite
3rd Floor State Buildings,
Arthur St, Belfast BT1 4HG

TO LET

PROPERTY SUMMARY

- **Grade A Office Space.**
- **Highly Prominent City Centre Location.**
- **£18/sq. ft.**

LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment population of approximately 1 million people. The city is one of the main retail centres in the UK and Ireland. The building is in a prime location on Arthur Street, one of Belfast City Centre's busiest pedestrian routes and located adjacent to Victoria Square.

DESCRIPTION

The office space that is available has a boardroom, two conference rooms, an open-plan office, a reception area, kitchen/breakout sections, and a separate communications room.

- Fully air-conditioned.
- Carpeted raised access flooring.
- Plastered & painted walls.
- Suspended ceilings.
- Recessed LED lighting.
- Video Intercom access control.
- Refurbished WC facilities.
- 2 Modern Lifts.
- Newly modernized lobby.



ACCOMMODATION

(all measurements in sq. ft)

Third Floor	Sq Ft
Office	c.4,200

LEASE DETAILS

Term	5 Year Lease
Rent	£75,600 (£18/sq. ft)
Repairs	Effectively full repairing basis by way of a service charge
Service Charge	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance	Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

We are advised by Land & Property Services that this office NAV is rated at £39,200.00 and the rates are estimated at £23,494.99 for 2024 - 2025.

EPC

The building is currently rated as C - 70. A copy of the EPC Certificate can be made available upon request.

VAT

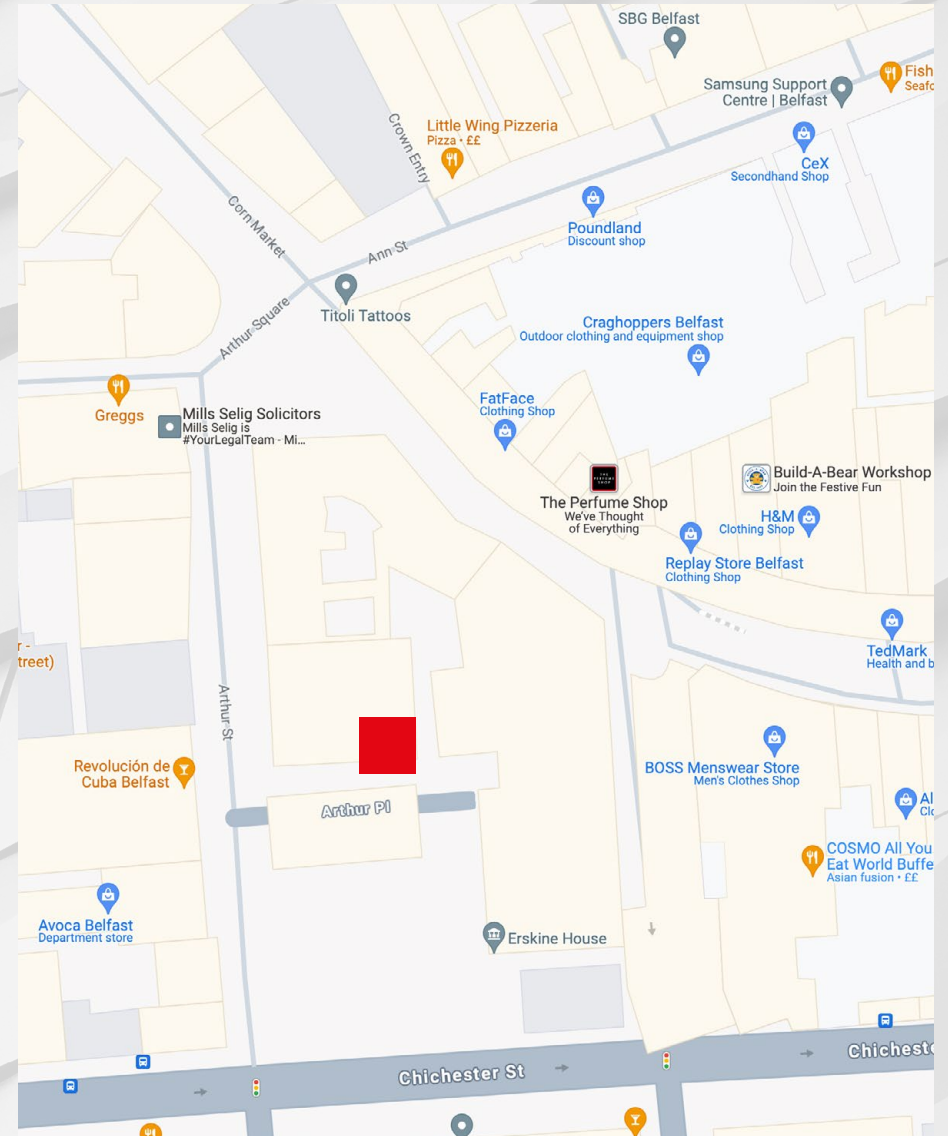
All prices are quoted exclusive of VAT which is chargeable.



VIEWING AND FURTHER INFORMATION

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