

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**TO LET**



## Excellent City Centre Office c.1,296 sq.ft (120 sq.m)

Part 1<sup>st</sup> Floor  
Sinclair House  
89-101 Royal Avenue  
Belfast  
BT1 1EX

- Fully Fitted office accommodation
- Desirable business location
- Attractive period building

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
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## LOCATION

Sinclair House occupies a prominent corner site at the junction of Royal Avenue and North Street, in the heart of Belfast City Centre. The new Ulster University campus and the vibrant cathedral Quarter are located close by.

Tenants within the building include Mammoth Design Consultants Ltd, Callow Event Management Ltd, Diamond & Skillen Chartered Accountants and Nigel Greeves Solicitors.

There is excellent accessibility to public transport links and a number of multi-storey car parks are located in the immediate area.

## DESCRIPTION

This first floor office accommodation is primarily open plan with a number of partitioned private offices / meeting rooms and kitchenette. The space is well presented and finished to include plaster / painted walls, suspended ceilings with recessed LED lighting and carpet floor covering.

The building also benefits from an impressive entrance foyer and passenger lift serving the upper floors.

## ACCOMMODATION

The accommodation extends to approximately 1,296 sq.ft



## LEASE DETAILS

Rent: £16,500 p.a + VAT  
Term: Negotiable subject to periodic rent review.

The space will be offered on effectively Full Repairing and Insuring lease terms via recovery of a service charge.

## SERVICE CHARGE

Tenant responsible for service charge in respect of upkeep, maintenance and repair of exterior and common areas, management etc. Current year service charge estimate is £5,774 + VAT

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

## VAT

The property is opted to tax therefore VAT will be applicable on the annual rent and all other outgoings.

## NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is:

Part 1<sup>st</sup> Floor £9,650

The current commercial rate in the pound is £0.599362 (2024/25) therefore the approximate rates payable in 2024/25 are £5,783.

We understand the property may be eligible for small business rates relief of 20% which would reduce the rates payable 2024/25 to £4,627.

Interested parties are advised to make their own enquiries in relation to rates.

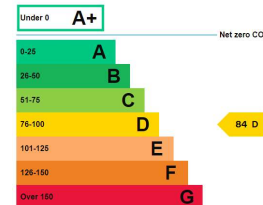
## EPC

The property has an energy performance rating of D84.

The full certificate can be made available upon request.

### Energy rating and score

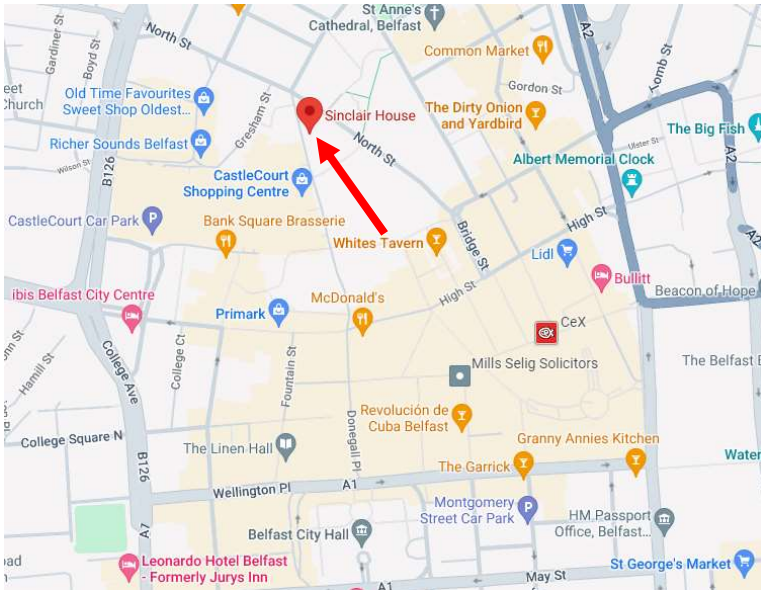
This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:

# McConnell



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**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

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### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uk/si/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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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