

# OFFICE SUITE TO LET

HAMPTON HOUSE, 47-53 HIGH STREET, BELFAST, BT1 2QS

**CBRE NI**

PART OF THE AFFILIATE NETWORK





# OFFICE SUITE TO LET

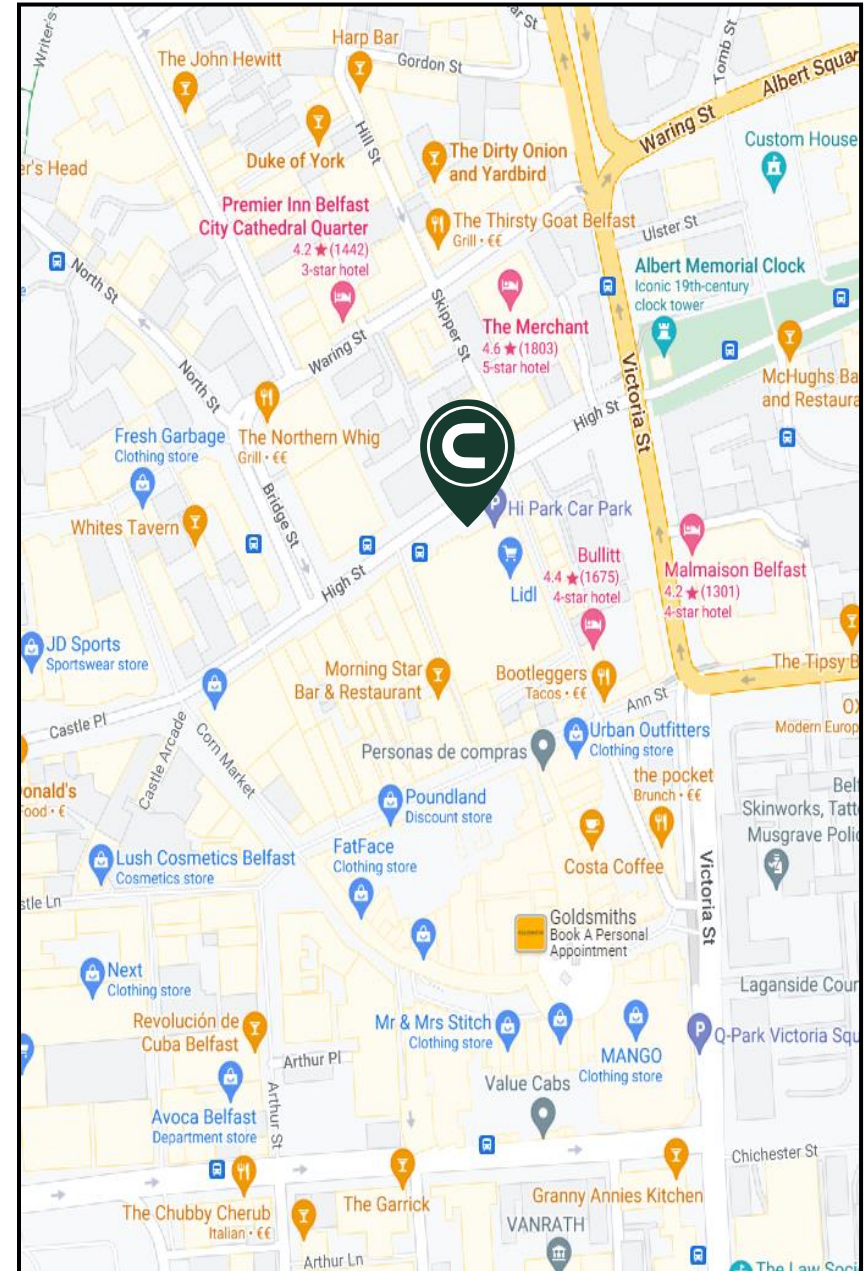
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## Key Benefits

- Fully refurbished office space
- Close proximity to High Park multi-storey car park
- Prominent location on High Street
- Open plan office
- Within 5-minute drive to motorway networks

## Location

Hampton House is prominently located on High Street within Belfast city centre and close to Belfast's Cathedral Quarter. It benefits from its close proximity to High Park multi-storey car park, which provides a total of 400 car parking spaces. Neighbouring occupiers to the property include the Post Office, TLT Solicitors, Kennedys, Drone Photography and The Merchant Hotel. The main transport hubs of Donegall Quay Bus Centre, Central Station, Great Victoria Train & Bus Station and the Metro network are all within a 10 minute walk of the property.



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## Description

The office space is open plan and benefits from good natural light. Finishes include carpeted floors, plastered painted walls, suspended ceilings and recessed fluorescent lighting. The property is well serviced with WC accommodation and has an 8 person passenger lift servicing all floors. Each floor is currently open plan ready for tenants fit out. The 4<sup>th</sup> floor suite additionally benefits from 2no private offices.

## Lease Details

Rent	£18.00 per sq ft exclusive
Term	Minimum of 5 years
Repairs/Insurance	Internal repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance and management

## Rateable Value

We have been advised by Land and Property Services that the net annual value for each floor is as follows:

3<sup>rd</sup> Floor Suite 3A - £20,500

3<sup>rd</sup> Floor Suite 3B - £37,600

4<sup>th</sup> Floor - £24,700

The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for Suite 3A is £11,731, Suite 3B is £21,516 and the 4<sup>th</sup> floor is £14,134.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Accommodation

Area		
3 <sup>rd</sup> Floor – Suite A	1,630 Sq Ft	151 Sq M
3 <sup>rd</sup> Floor – Suite B	3,000 Sq Ft	279 Sq M
4 <sup>th</sup> Floor	1,842 Sq Ft	171 Sq M
Total	6,472 Sq Ft	601 Sq M

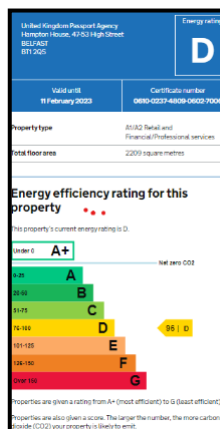
## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC

The building has been rated as D-96 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.





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First Floor Fitout

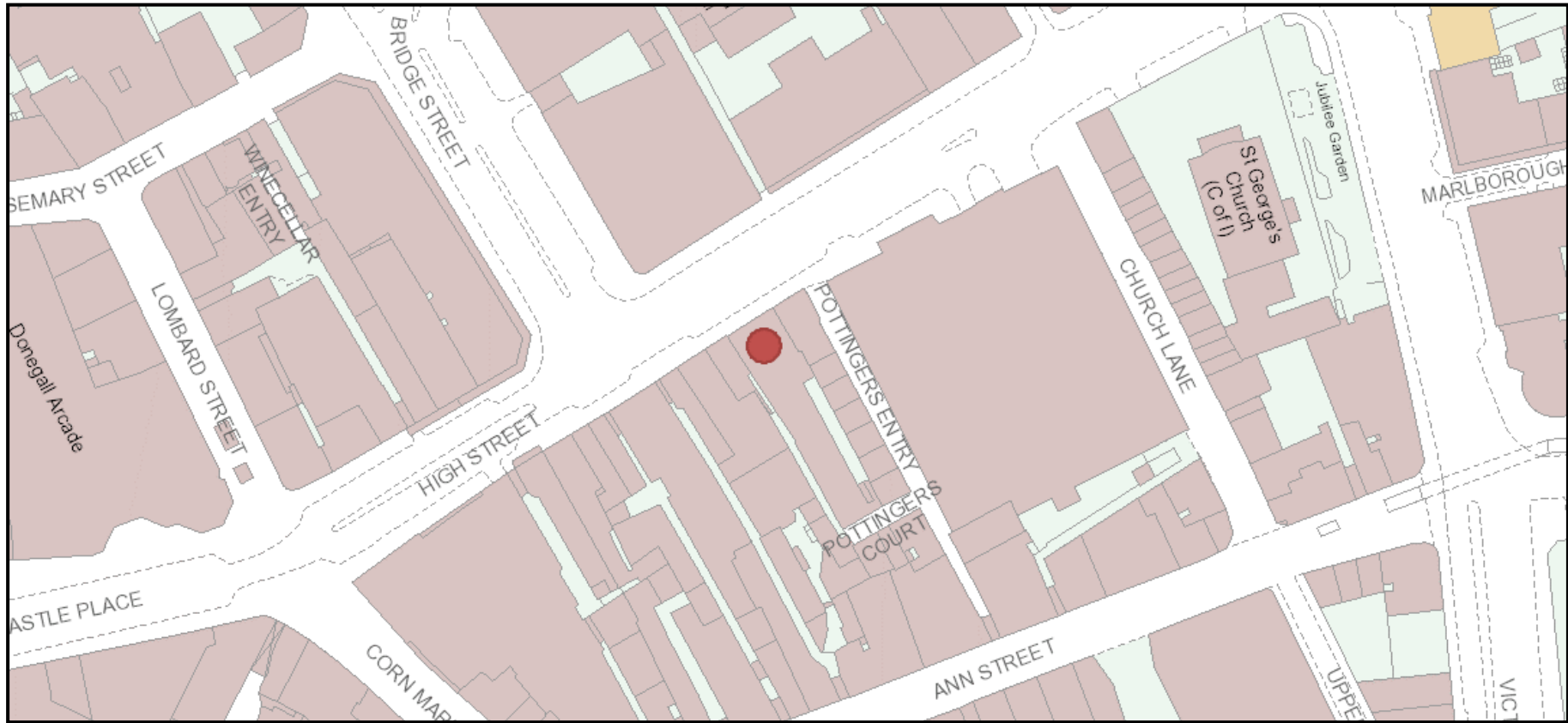


First Floor Fitout



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