

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



Excellent Office Suites Available On Flexible Terms

**13 Chichester Street
Belfast
BT1 4JB**

- Located in the heart of Belfast City Centre
- Refurbished office suites available from c. 577 sq.ft – c. 2,577 sq.ft
- Can be let in entirety or on a floor by floor basis

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

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Occupying a highly prominent location on Chichester Street within Belfast City Centre, the property is situated approximately 100 m from Belfast City Hall and surrounding occupiers include many of the City's leading financial institutions and professional firms.

The location is well served with a wide variety of hotels, restaurants, pubs and coffee shops close by.

The property benefits from excellent transport connections, with the Glider and Metro Buses stopping at nearby Donegall Square and the main Northern Ireland Railway & Ulsterbus terminal located close by on Great Victoria Street.

DESCRIPTION

The building comprises ground and three upper floors of office accommodation. The space is presently partitioned to provide primarily private offices / meeting rooms which will be refurbished to include LED lighting, new carpet tiles and repainted.

The building can be let in its entirety or on a floor by floor basis.

Flexible lease terms available.

ACCOMMODATION

The accommodation comprises the following approximate area's.

Floor	Sq Ft	Sq M
Ground	c. 650	c. 60.39
First	c. 658	c. 61.13
Second	c. 577	c. 53.61
Third	c. 692	c. 64.29
Total Internal Area	c. 2,577	c. 239.42



LEASE TERMS

Term: By Negotiation

Rent: £12 psf

Repairs: Full repairing and insuring terms via service charge.

RATES

NAV: £27,100 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.599362

Rates payable per sq.ft. (approx.): £6.30

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

EPC

The property has an energy rating of C55.

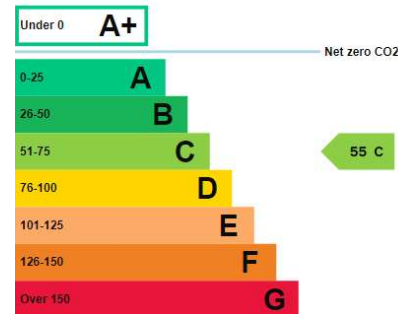
Full Certificates can be made available upon request.

13 Chichester Street BELFAST BT1 4JB		Energy rating C
Valid until 4 September 2029	Certificate number 0220-0631-9499-0101-4002	

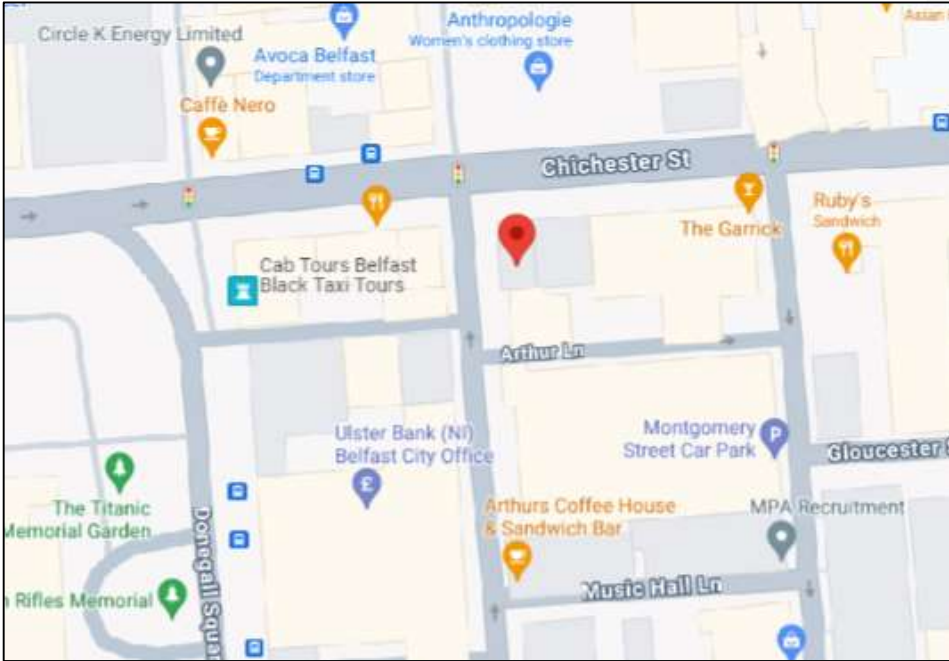
Property type	B1 Offices and Workshop businesses
Total floor area	344 square metres

Energy rating and score

This property's energy rating is C.



LOCATION



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/uksi/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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

VIEWING

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

McConnell |  **JLL** Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 07841 928670 / 07443 085690

Email: greg.henry@mcconnellproperty.com
ross.molloy@mcconnellproperty.com

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