

McConnell



028 90 205 900
mcconnellproperty.com

TO LET

Fully Fitted City Centre Office Accommodation

4th Floor
McAuley House
2-14 Castle Street
Belfast
BT1 1HB

- Excellent City Centre location
- Fully fitted solution c. 6,203 sq ft
- Available January 2025.

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

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E: info@mcconnellproperty.com

LOCATION

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The city is located approximately 100 miles north of Dublin and 70 miles south east of Londonderry.

Belfast benefits from two airports in George Best Belfast City Airport, some 2 miles to the east of the city centre, and Belfast International Airport, some 17 miles to the north east. The city has four railway stations with a Belfast to Dublin travel time of less than 2 hours.

McAuley House is a landmark B1 Listed building with frontage to Donegall Place, Castle Lane and Fountain Street.

DESCRIPTION

The subject offices are located within this corner-sited multi-bay, five-storey plastered sandstone building. Internally, the 4th floor is fully fitted to an excellent standard to include a mix of open plan and private office space, breakout area, reception, kitchen and collaboration space. The suite further benefits from a mix of exposed and suspended ceilings, LED strip and spotlighting, VRF mechanical ventilation and a/c (heating and cooling) throughout.

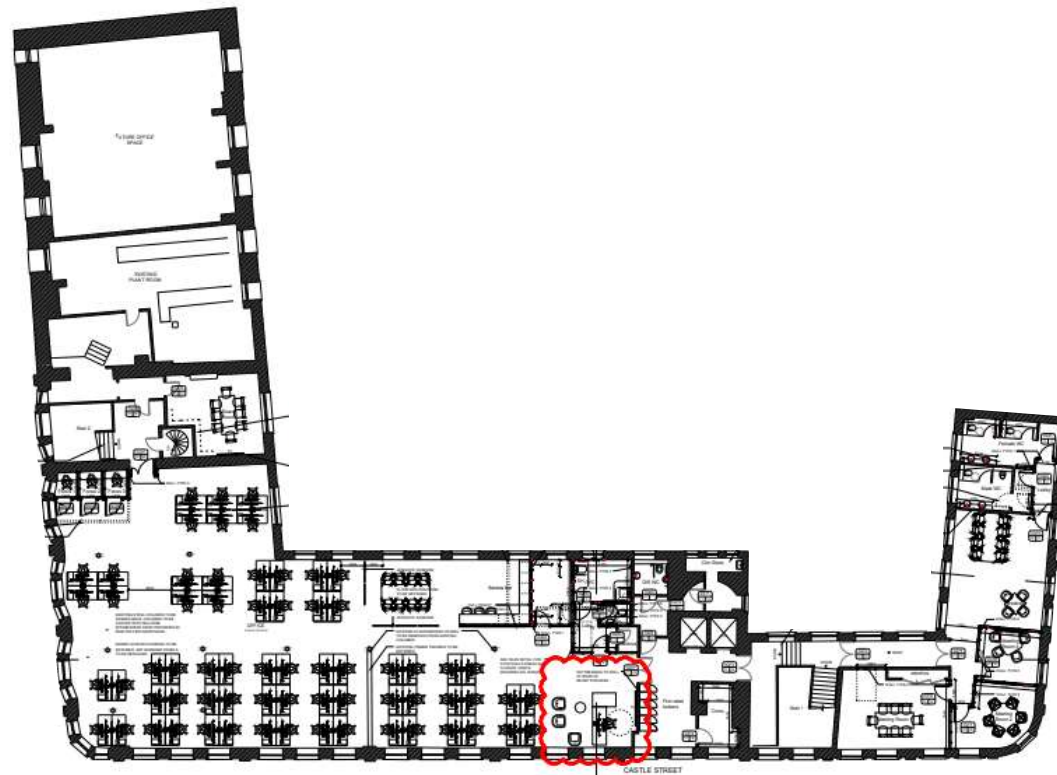
SPECIFICATION

- Fully fitted solution
- Finished to a high standard throughout
- Mixture of open plan and meeting rooms / boardroom
- Raised access flooring
- Mix of exposed and suspended ceilings
- LED strip and spotlights
- 24 hour access to the building

ACCOMMODATION

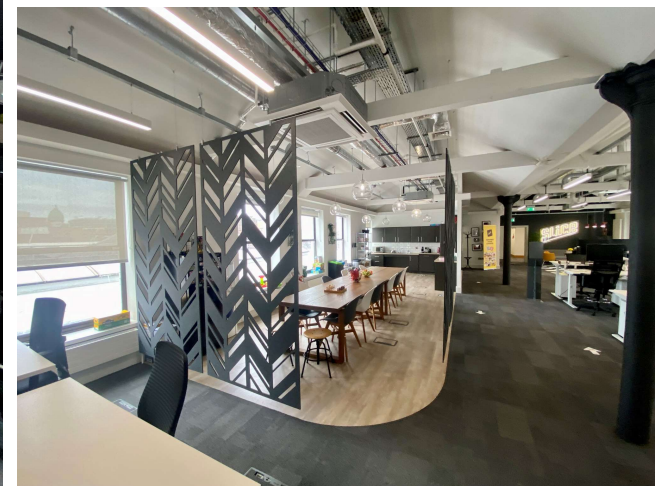
Floor	Sq Ft	Sq M
Fourth	6,203	576
Total Internal Area	6,203	576

4th FLOOR PLANS



TO LET – 4th Floor, McAuley House, Belfast, BT1 1HB

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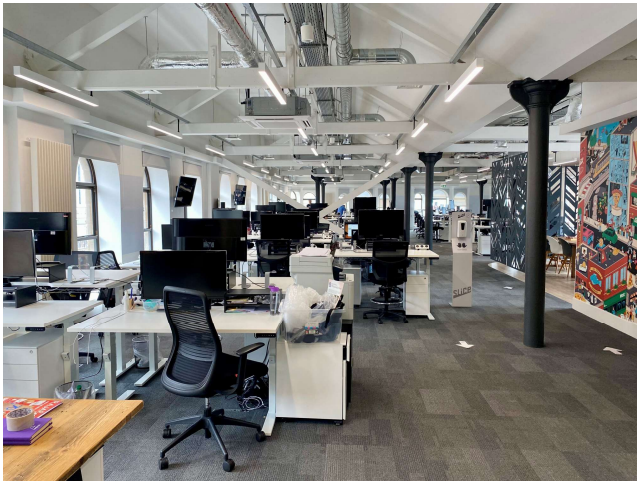


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LEASE TERMS

Please contact the agent for further details on the terms.

RATES

We have been advised of the following by LPS:

NAV: £73,400 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.599362

Rates payable per sq.ft. (approx.): £6.90 per sq ft

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

VAT

The building is opted to tax and therefore VAT is applicable on rent and other outgoings.

EPC

The property has an energy rating of 40B.

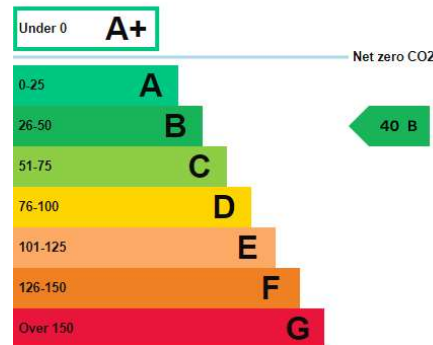
Full Certificates can be made available upon request.

4TH FLOOR MCAULEY HOUSE 2-14 CASTLE STREET BELFAST BT1 1HB	Energy rating B
Valid until 17 February 2031	Certificate number 3961-9631-7832-6410-7799

Property type	B1 Offices and Workshop businesses
Total floor area	592 square metres

Energy rating and score

This property's energy rating is B.



LOCATION



VIEWING

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



Contact: Greg Henry / Aoibhin McDonnell
Tel: 07841 928 670 / 07957 975594
Email: greg.henry@mcconnellproperty.com / [aoibhin.mcdonnell@mcconnellproperty.com](mailto:auibhin.mcdonnell@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/ukxi/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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