

For Sale/To Let

Unique and Prime City Centre Office Building
Clarence House, 4-10 May Street, Belfast, BT1 4NJ



CUSHMAN &
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Location

This Unique Office building is located on the corner of May Street with Upper Arthur Street, approx. 50m from Donegall Square – Belfast’s prime office location.

May Street is one of the main arterial routes bringing traffic into the City Centre from the North, East and South of the City.

May Street is the link between Laganside and the new Weavers Cross development soon to be Belfast’s premier Transport Hub.

Other occupiers in close proximity include Bank of Ireland, Ulster Bank, ISIO, Standard Life, and the NFU.

Description

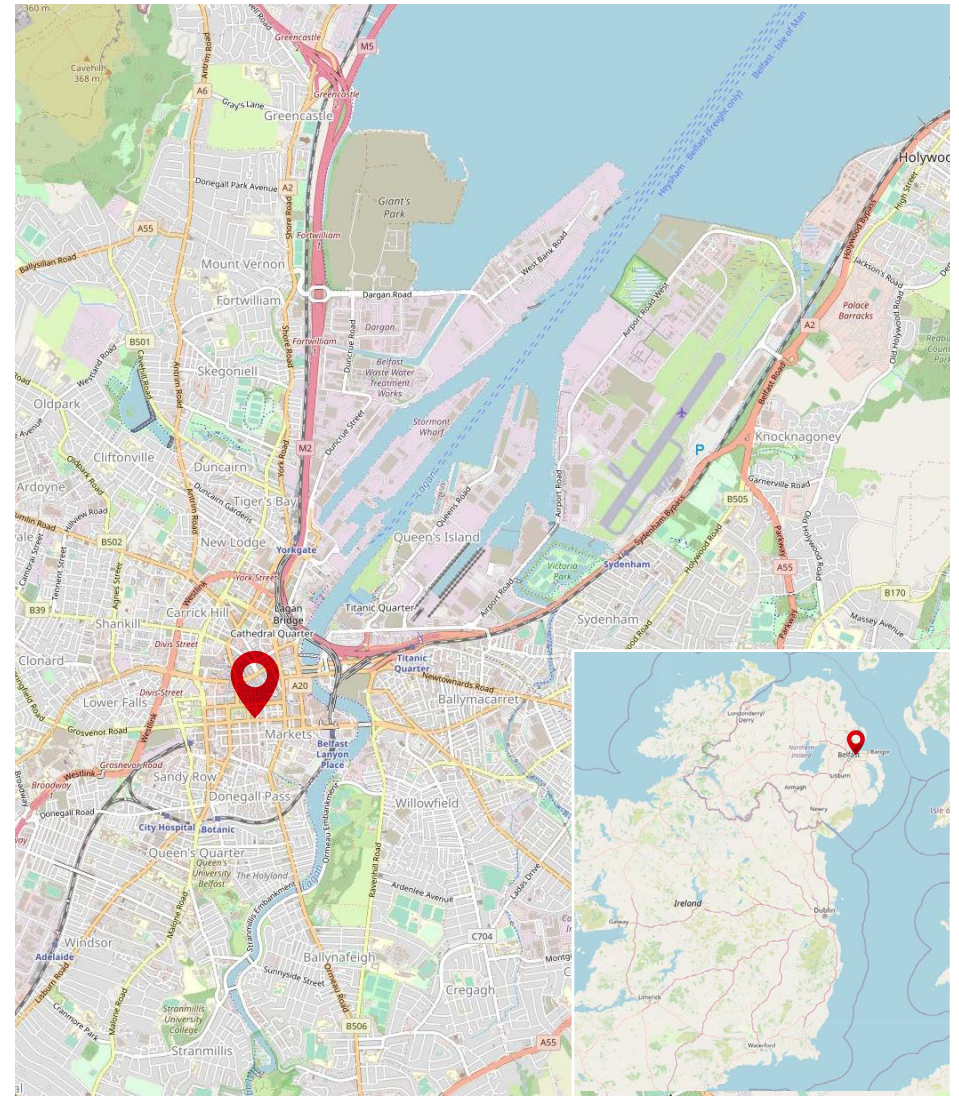
Clarence House is a self-contained, most ornate and listed building designed by Lanyon, Lynn and Lanyon.

The property was sympathetically refurbished and extended in and around 2007 with the addition of an extra floor.

The property now offers approx. 10,400sqft of excellent self-contained office accommodation arranged over ground, first and second floors with lower ground floor stores, ancillary accommodation, and parking for up to 12 vehicles or cycles.

The building offers:

- Own door and self-contained office building
- Feature entrance foyer
- Reception and waiting area
- Raised access floors
- Mixture of tiled and carpet floor coverings
- Ornate Plastered and exposed ceilings throughout
- Air conditioning
- Mixture of strip and spot lighting throughout
- Open plan offices
- Boardroom and various meeting rooms
- Kitchen and toilet accommodation on each floor
- Stores, shower facility and carparking/cycle bays at lower ground floor level.



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Accommodation

The premises provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground floor	3,608	335
First floor	3,357	312
Second floor	2,756	256
Lower ground	662	62
Total	10,383	965

Note. There is space for up to 12 vehicles within the lower ground floor accessed by way of 3 roller shutter doors.

Lease Details

Term: By negotiation.
Rent: £150,000 per annum.
Repairs & Insurance: Full Repairing & Insuring Terms.

Sale Details

Offers in excess of £1,750,000 exc.

NAV

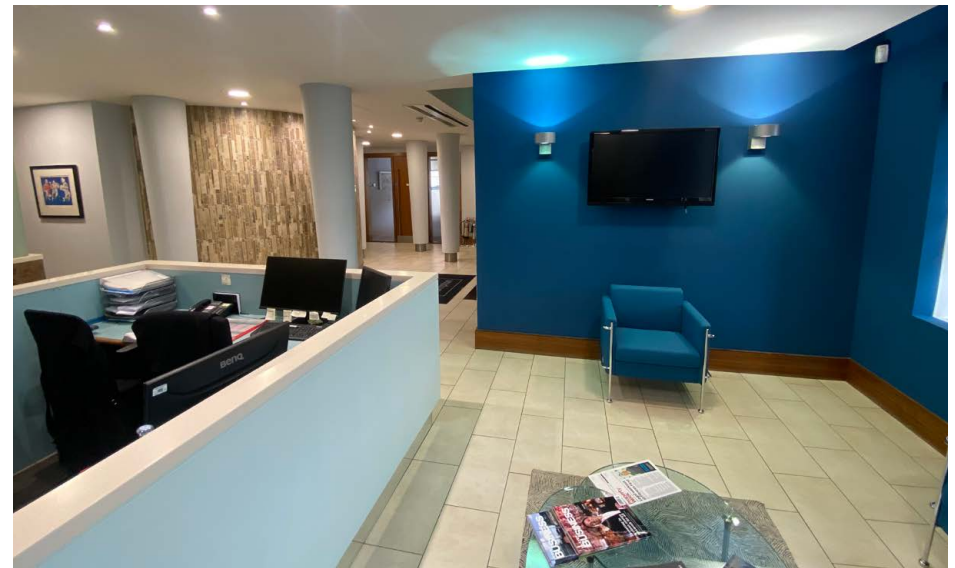
The NAV of the property is £115,500. Rates payable currently of approx £69,226.31pa.

VAT

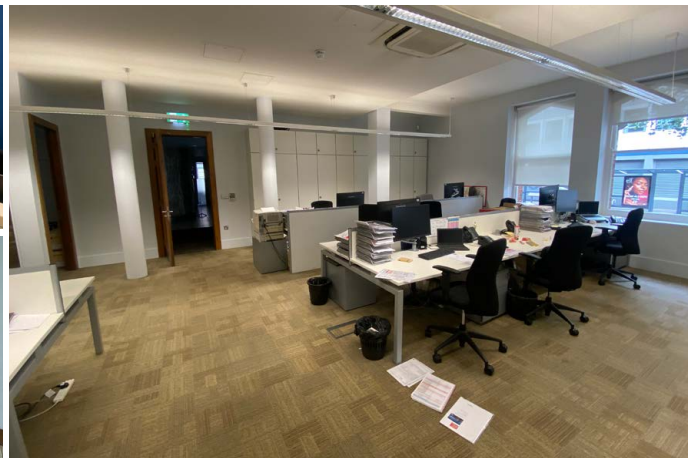
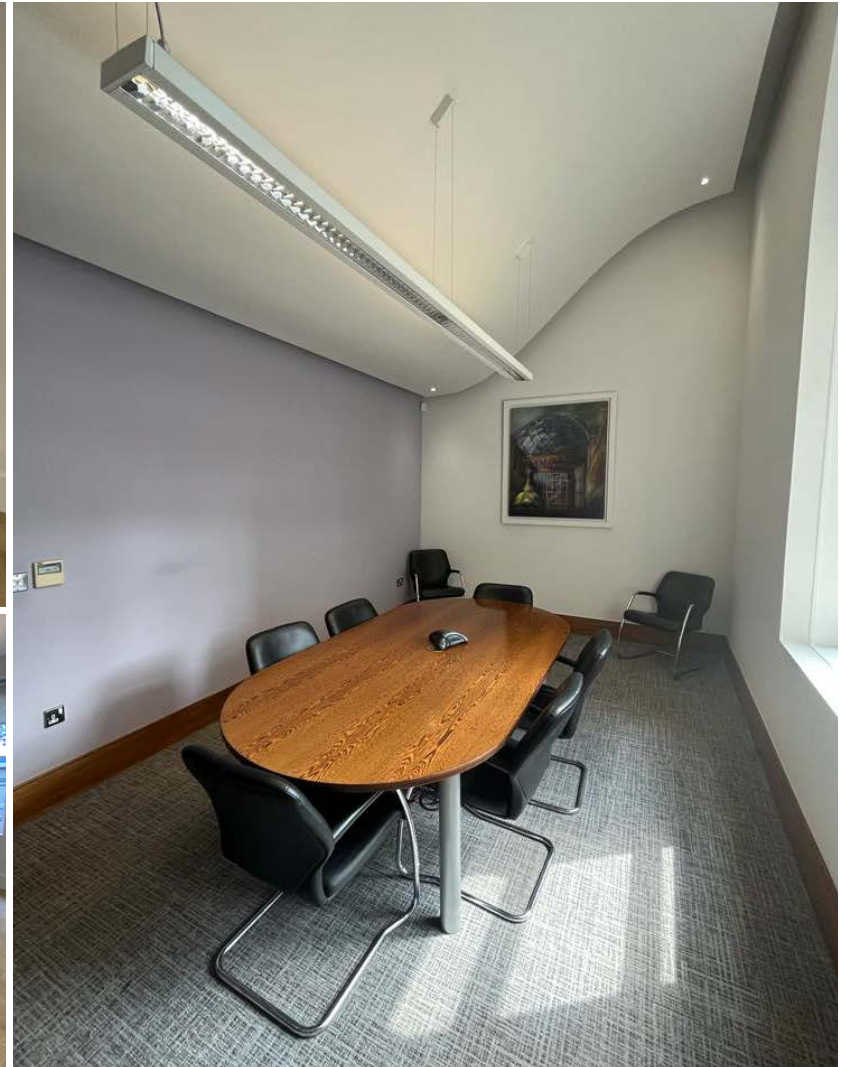
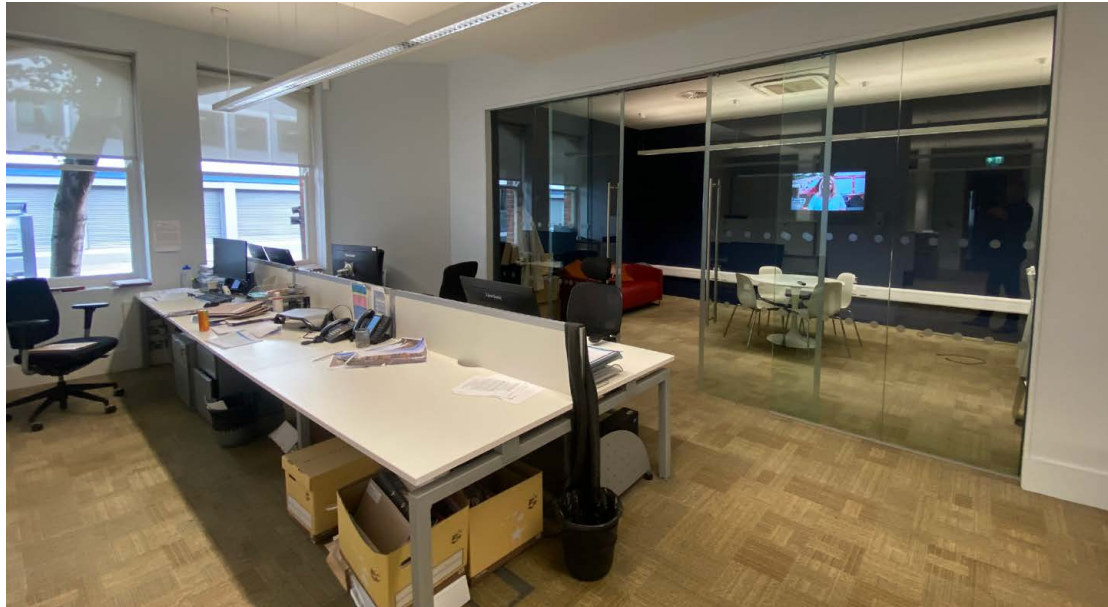
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

The property has an Energy Performance rating of C75
A copy of the EPC can be provided upon request.



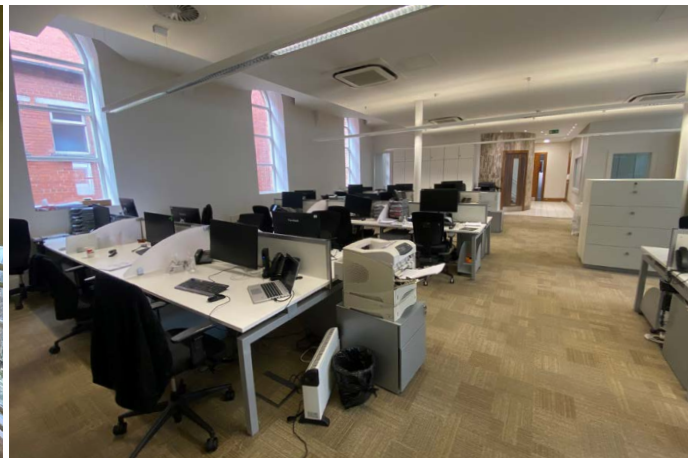
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Ground Floor Images

NB. Please note that the majority of the furniture in the images is still insitu and available to an incoming occupier.

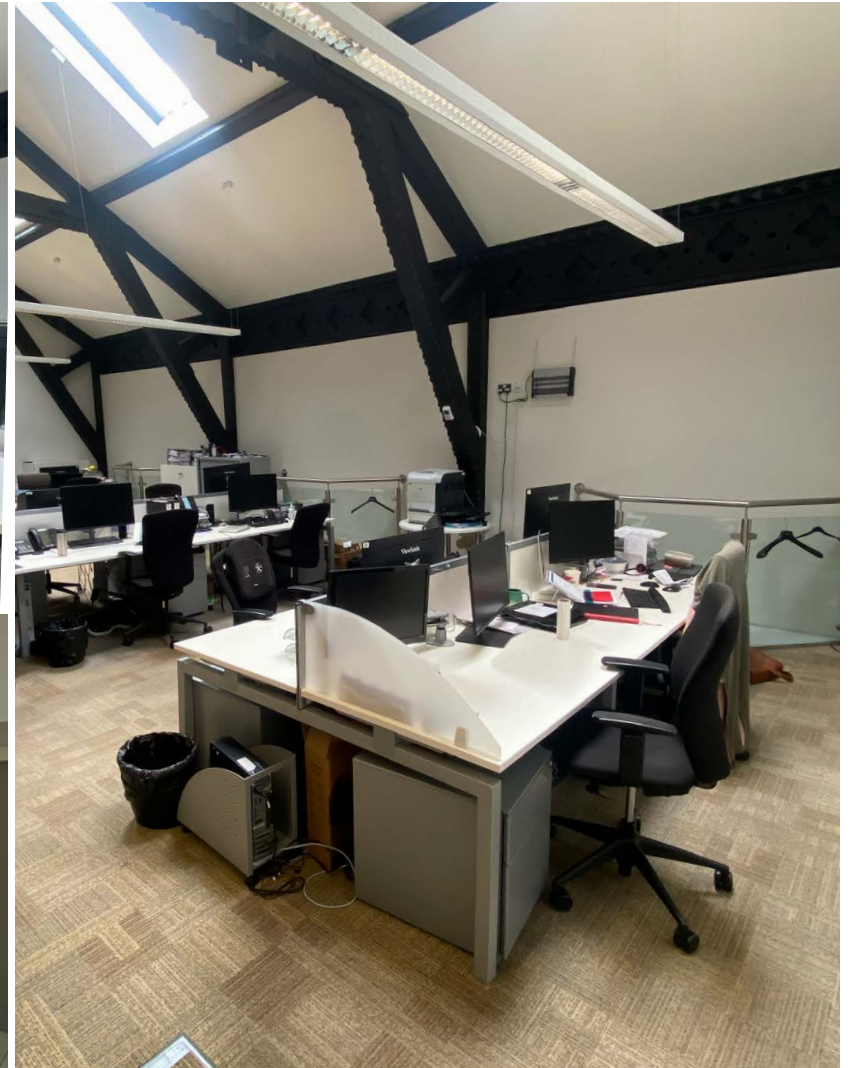
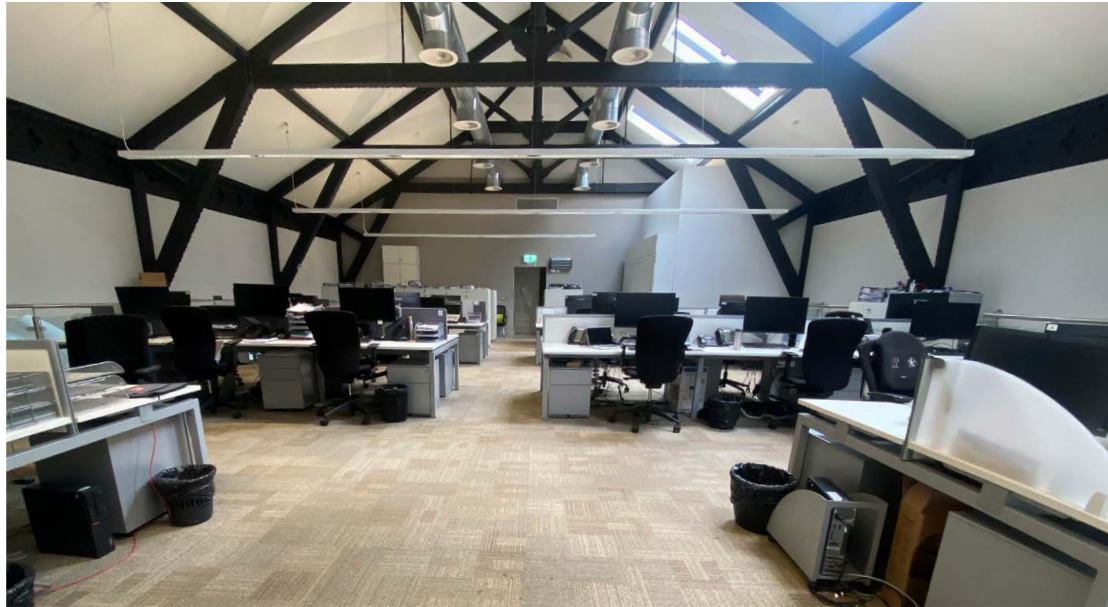
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First Floor Images

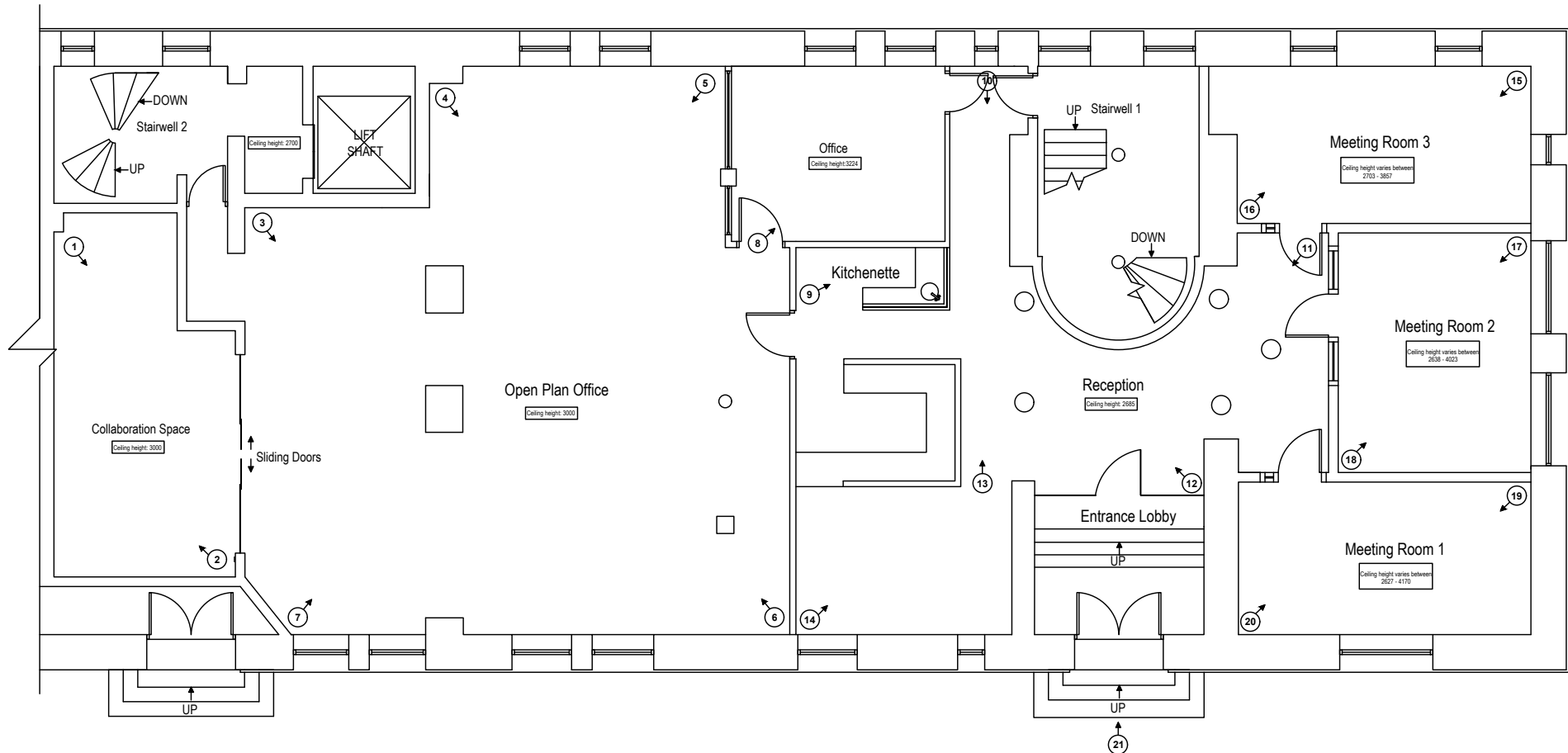
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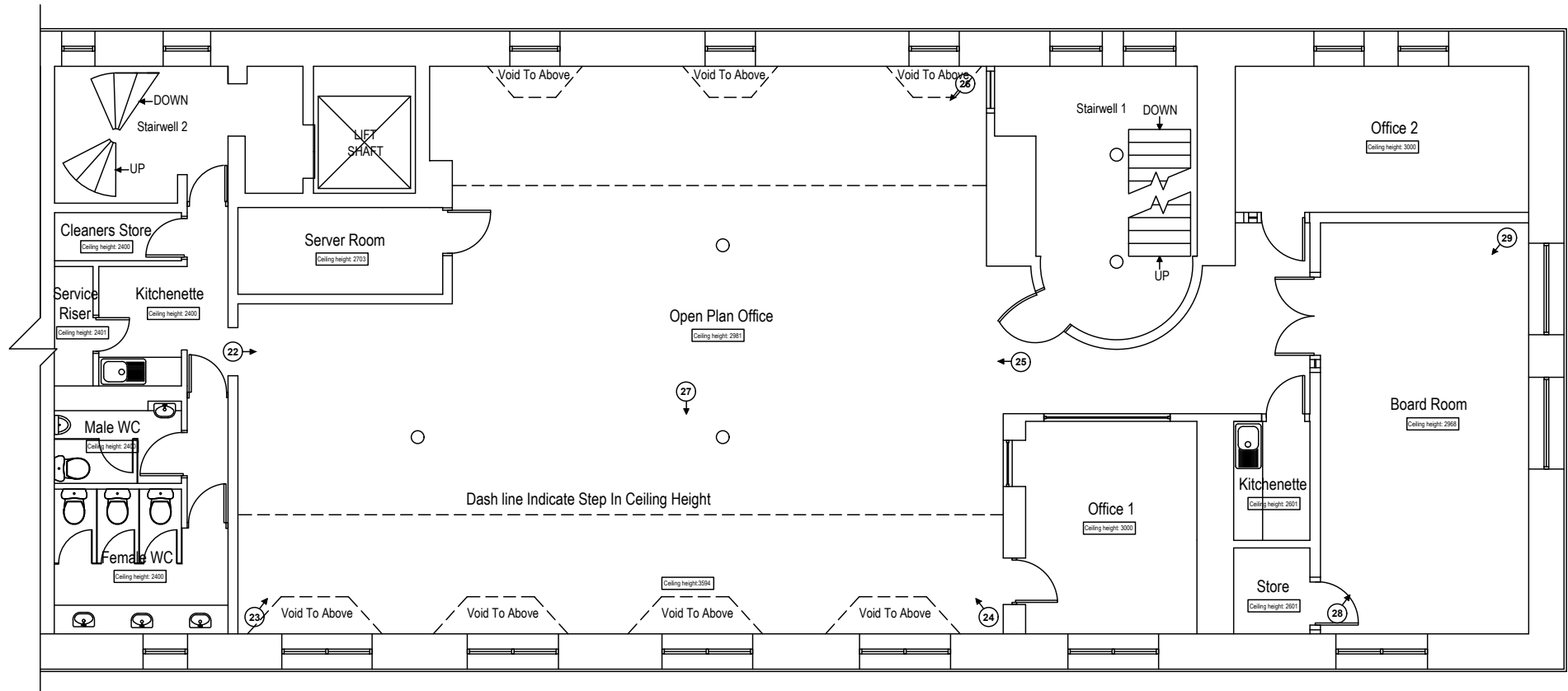
Second Floor Images

NB. Please note that the majority of the furniture in the images is still insitu and available to an incoming occupier.



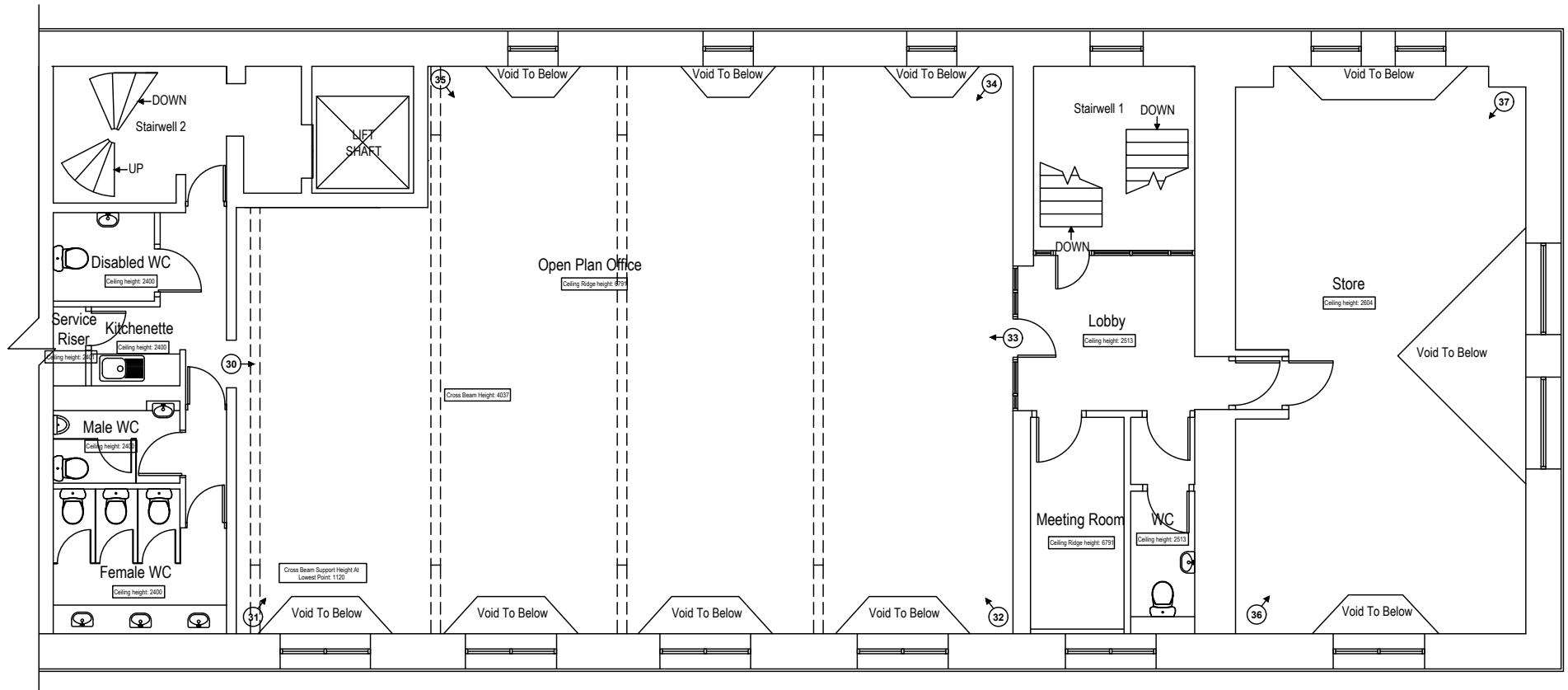
Ground Floor Plan

Not To Scale. For indicative purposes only.



First Floor Plan

Not To Scale. For indicative purposes only.



Second Floor Plan

Not To Scale. For indicative purposes only.

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