

TO LET



MODERN OFFICE SUITE

2ND FLOOR
71 NORTH STREET
BELFAST

c. 113.8 m² (1,225 ft²)

- * Attractive city centre office suite in Cathedral Quarter
- * Close to University of Ulster campus



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- Situated in close proximity to Royal Avenue, Castlecourt Shopping Centre, Cathedral Quarter and the New University campus.
- Attractive office suite with good natural lighting, suspended ceilings, inset fluorescent strip panels, double glazed windows, fire alarm and intercom entry system.
- Occupiers in the area include Caffè Nero, Tesco Express, Oasis Gaming and Extern Charity.

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MODERN OFFICE SUITE 2ND FLOOR, 71 NORTH STREET, BELFAST

LEASE DETAILS

Term:
Negotiable

Rent Per Floor:
£12,000 per annum, payable quarterly in advance, exclusive (property not registered for VAT)

Repairs & Insurance:
Tenant responsible for internal repairs and a service charge to cover a proportionate part of the Landlord's costs in maintaining the exterior of the building, cleaning and maintenance of common areas and a proportionate part of the buildings insurance premium

Security Deposit:
A deposit equivalent to 3 months rent will be paid to the Landlord as security in case of default. The Landlord may also require a guarantor.

ACCOMMODATION

SECOND FLOOR OFFICE SUITE NIA = 118 m² (1,270 ft²)
currently subdivided as follows:-

General Office	c. 71.5 m ² (770 ft ²)
Manager Office	c. 23.5 m ² (253 ft ²)
Office 1	c. 9.3 m ² (100 ft ²)
Kitchen	c. 3.8 m ² (41 ft ²)
Communications Room	c. 5.7 m ² (61 ft ²)
TOTAL	c. 113.8 m² (1,225 ft²)

RATES INFORMATION

We are advised by Land & Property Services that the Rateable Value of the second floor = £12,500
Rate in £ 2024/25 = £0.599362
Therefore Rates payable 2024/25 = £5,993.62 (to include 20% SBRR – interested parties to make enquiries directly with LPS)

