

**TO LET**



Refurbished Offices  
Albany House, Great Victoria Street, Belfast BT2 7AF

**HUGHES**  
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## LOCATION

The subject property occupies a prominent location on Great Victoria Street, only 100 metres from the new Grand Central Train Station and within proximity to a number of city centre public car parks.

## DESCRIPTION

The third floor offices have undergone a light refurbishment and can be offered as one or two separate suites with the benefit of kitchen facilities and w.c's.

### Finishes on each floor include;

- Carpets
- Plastered and painted walls
- Power Distribution
- Suspended ceilings
- Recessed LED lighting
- Access controls to each floor
- Gas central heating



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## ACCOMMODATION

Net internal area:

Description	Sq M	Sq Ft
Office 1	154	1,660
Office 2	95	1,025

## LEASE DETAILS

Term:	By negotiation.
Rent	£11.00 per square foot.
Service Charge:	The landlord will recover a fair proportion of the costs incurred in relation to the repair and maintenance of the exterior and common parts of the building.
Repairs:	The tenant will be responsible for internal repairs.

## NAV

Office 1: £17,900

Office 2: £12,800

Rate in £ for 2024/25 is 0.599.

## EPC

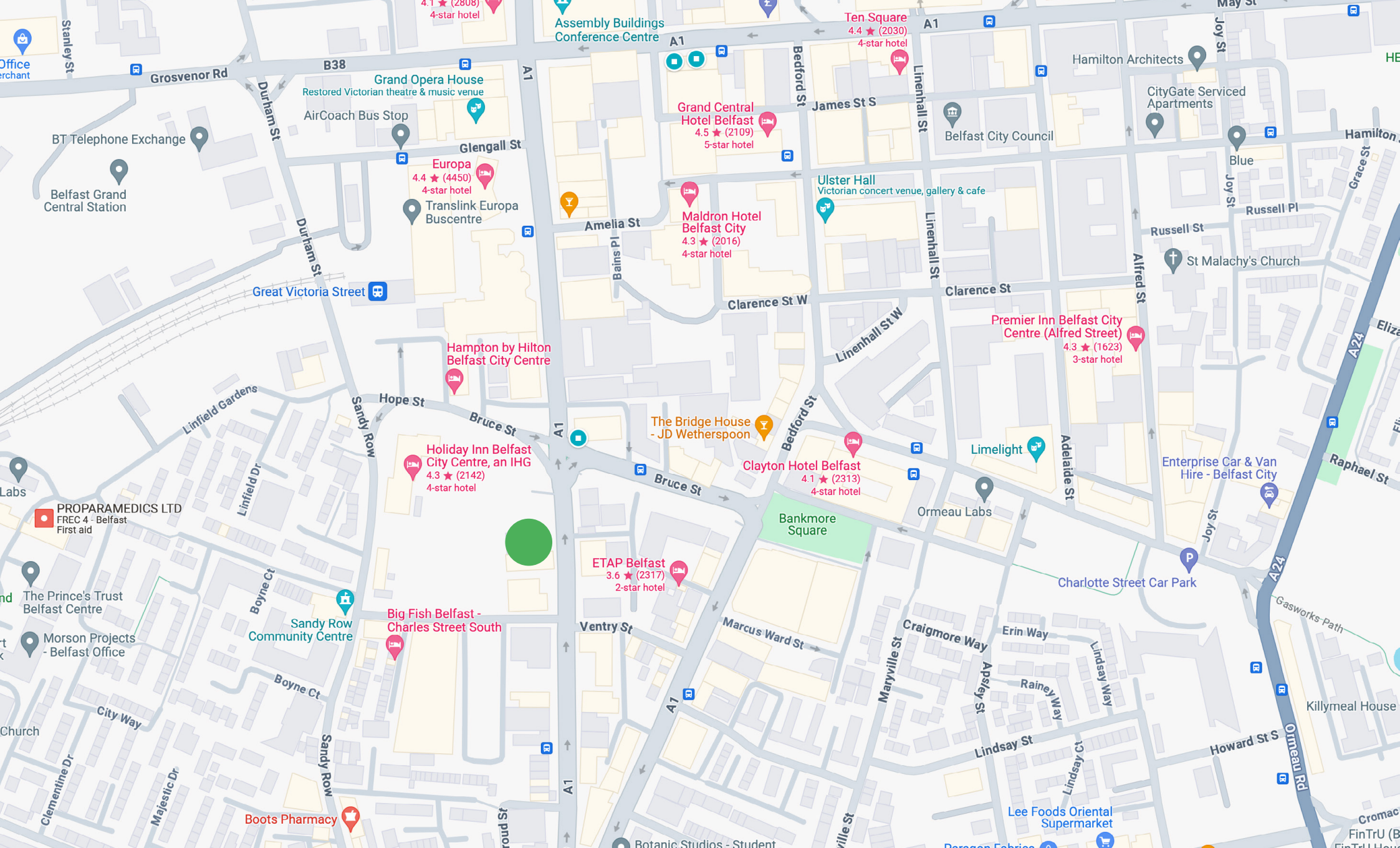
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For further information please contact:

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