

TO LET



Excellent Storage Suites Available On Flexible Terms

**11 Wellington Place
Belfast
BT1 6GB**

- City Centre accommodation ideal for storage use. All-in rate of £15 per sq ft to include rent, rates and service charge.
- Suites available from c.82 sq ft – c.509 sq ft (c.8 sq m - c.47 sq m)
- Immediate availability

LOCATION

11 Wellington Place is located in the heart of Belfast city centre, just a short walk from City Hall. Located within a vibrant area housing a mix of modern offices, shops and restaurants, the property benefits from a host of local amenities.

The location is easily accessible by public transport, with nearby bus stops and the recently opened Belfast Grand Central Station within walking distance.

DESCRIPTION

Situated at first floor level with stair access, the accommodation is finished to include plastered and painted walls, laminate flooring and lighting.

The accommodation can be let in its entirety or on a room-by-room basis.

Flexible lease terms available.

Ideal for local businesses requiring affordable city centre storage accommodation.

ACCOMMODATION

Floor	Sq Ft	Sq M
Room 1	c. 82	c. 7.6
Room 2	c. 141	c. 13.1
Room 3	c. 509	c. 47.3
Total Internal Area	c. 732	c. 68

LEASE TERMS

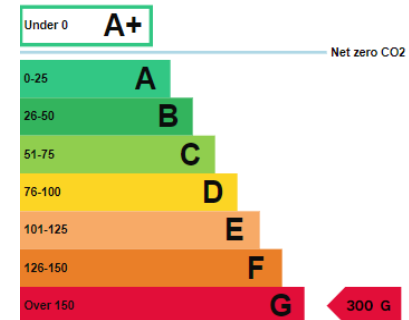
- Term:** A new lease for a term by negotiation.
- Rent:** All in rate of £15.00 per sq ft inclusive of rates, service charge and insurance.
- Repairs:** Effective full repairing and insuring terms

EPC

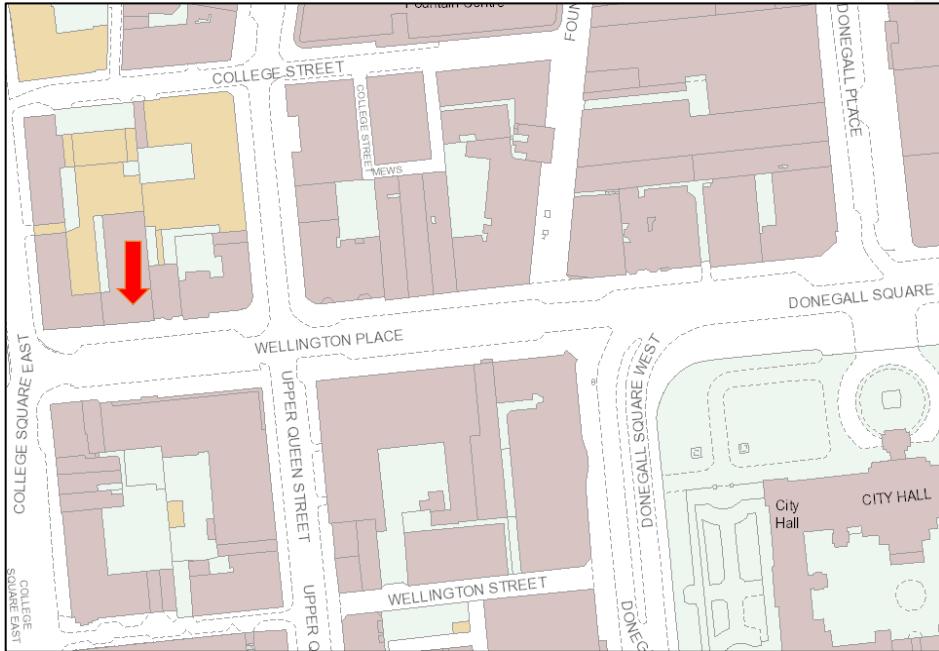
11 Wellington Place BELFAST BT1 6GB	Energy rating G
Valid until 19 September 2034	Certificate number 7455-4761-5937-3571-0115

Energy rating and score

This property's energy rating is G.



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.

VIEWING

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

McConnell

 **JLL** Alliance Partner

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