

TO LET



Quality Prime Office Suites
Hamilton House, Joy street, Belfast

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LOCATION

Hamilton House is situated in a highly accessible location within the central business district and approximately 100 metres from Belfast City Hall. A glider bus stop is located only a short distance from the building and there are a number of public car parks in the immediate vicinity.

The building is also located only a short distance from the city's prime retail pitch, Belfast law courts and a number of restaurants and coffee shops.

DESCRIPTION

The modern offices are located on the upper floors of this unique four storey building which incorporates a copper barrel vaulted roof.

Each suite is accessed via a spacious entrance foyer with lift access to all floors.

Finishes on each floor include;

- Raised access flooring
- Carpet finish
- Power Distribution
- Suspended ceilings
- Plastered and painted walls
- Recess lighting
- WCs on each floor
- Shower facilities
- CCTV access controls
- Gas central heating
- Comfort cooling



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ACCOMMODATION

Net internal area:

Description	Sq M	Sq Ft
1st floor office	158	1,700
2nd floor office	128	1,380

LEASE DETAILS

Term: By negotiation.

Rent: £21.00 per square foot.

Repairs: Internal repairing.

Service charge: The landlord should recover the cost of repairs and maintenance of the exterior of the building and common parts through a service charge.

Buildings Insurance: The landlord should recover a proportionate amount of the total buildings insurance premium from each tenant.

NAV

First Floor: £18,600

Second Floor: £22,400

Rate in £ for 2024/25 is 0.599.

VAT

All rents, outgoings and charges may be subject to VAT.

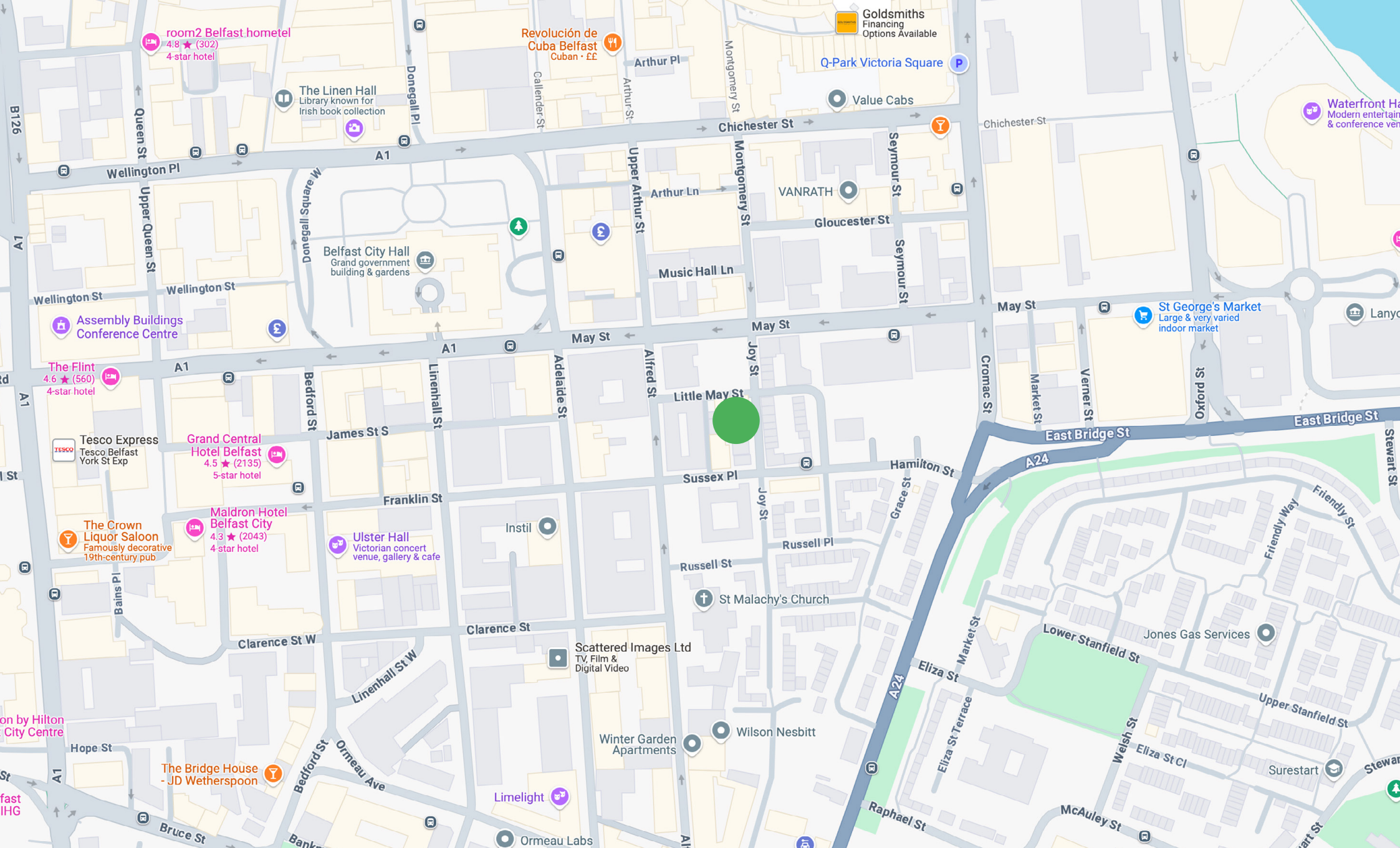
EPC

Available on request.



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