

Ulster University, Belfast Campus, 2-24 York Street, Belfast, BT15 1AP

To Let

Highly Prominent Retail Accommodation extending from approximately 109 - 407 sq ft across 3 units within the newly developed Ulster University Belfast Campus



Lambert
Smith
Hampton

Location

The subject units are located within the new Ulster University Belfast Campus, within the main building and newly opened Sports Hall respectively.

Units BC-00-105 and BC-00-201 are located within the Main Campus building which hosts 15,000 students and staff. Accompanied with the abundance of neighbouring office occupiers, retailers and the plentiful supply of newly purpose built student accommodation, there is a very strong footfall in the immediate area. Other high quality developments within the immediate area include Castle Court Shopping Centre and St. Annes Square.

Unit 0.31 / 0.32 is located in the newly built Ulster University Sports Centre within the 774 bed Nelson Place Student Roost accommodation. Nelson Place is the largest student accommodation property in Belfast and completes the established purpose built student village adjacent to the Belfast Campus. The Sports Hall creates a vibrant and exciting atmosphere for students and the ground floor gym is open to members of the public creating further footfall within the building.

Each unit will be accessible to both Ulster University students and the general public.

Description

Main Campus (BC-00-105 and BC-00-201)

- Retail kiosks
- Shell finish
- Glazed frontage
- Glazed pedestrian door access
- LED lighting
- Concrete flooring
- Exposed brick wall

Sports Hall (0.31 / 0.32)

- Retail kiosks
- Shell finish
- Roller shutter kiosk window
- Atrium sitting area within demise
- Suspended ceiling
- LED lighting

Schedule of Accommodation

| Unit | Sq ft | Sq m |
|---------------------------|-------|-------|
| Main Campus (BC-00-105) | 109 | 10.12 |
| Main Campus (BC-00-201) | 407 | 37.8 |
| Sports Hall (0.31 / 0.32) | 246 | 22.8 |

Lease Details

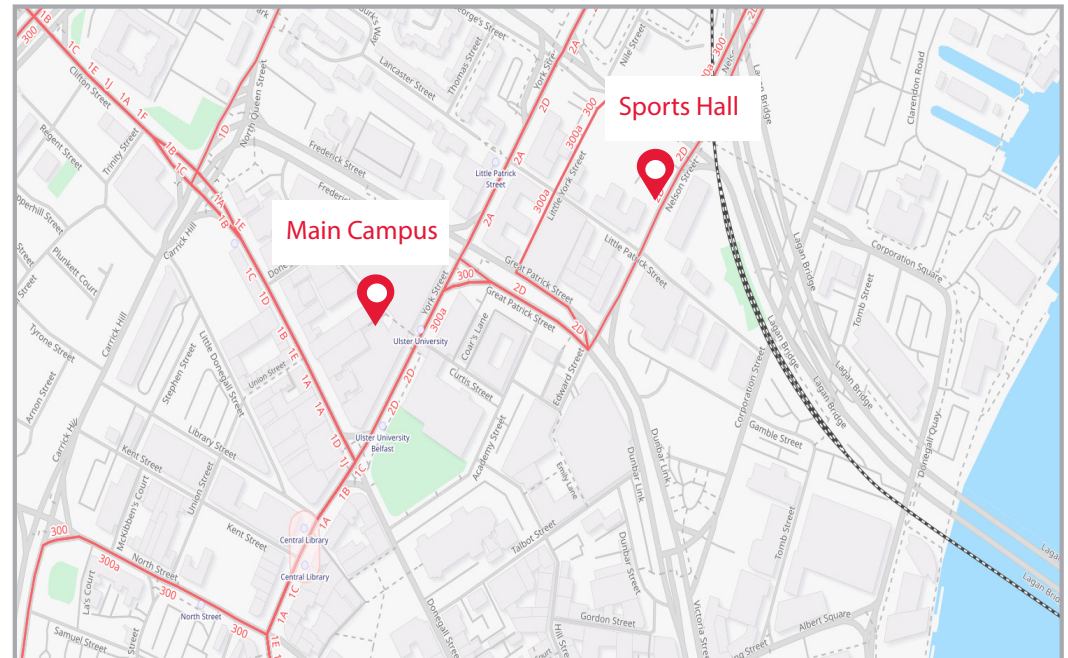
Rent - On application.

Term - By negotiation.

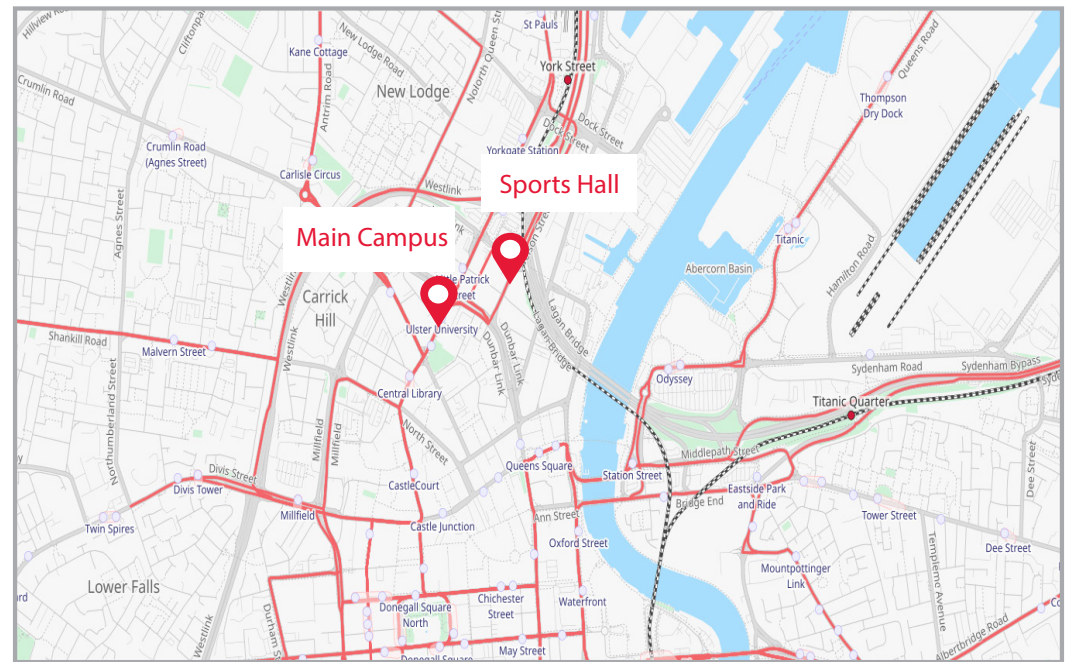
Repairs - Full repair and insuring by way of service charge.

Service Charge - A service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and management fees.

Insurance - The tenant to reimburse the landlord with the cost for insuring the premises.



For Indicative Purposes Only





Main Campus - Unit BC-00-201



Main Campus - Unit BC-00-105



Sports Hall



Sports Hall



Main Campus Units



Sports Hall Kiosk

Rates

We have been advised by Land and Property Services that the rates will need to be reassessed upon occupation.

Energy Performance Certificate

To be confirmed.

Value Added Tax

We are advised that the subject properties are registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

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