

To Let

Excellent City Centre Office Suite
2nd Floor 18-24 Cornmarket Belfast BT1 4DD



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Property Highlights

- Prime Location located within Belfast City Centre Business District
- Very prominent location
- Great Profile to Cornmarket
- 1,800sqft office/showroom space

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The City is located approximately 100 miles north of Dublin and 70 miles south east of Londonderry.

Belfast benefits from two airports in George Best Belfast City Airport, some 2 miles to the east of the City Centre, and Belfast International Airport, some 17 miles to the north east. The City has two railway stations with a Belfast to Dublin travel time of less than 2 hours.

Situation

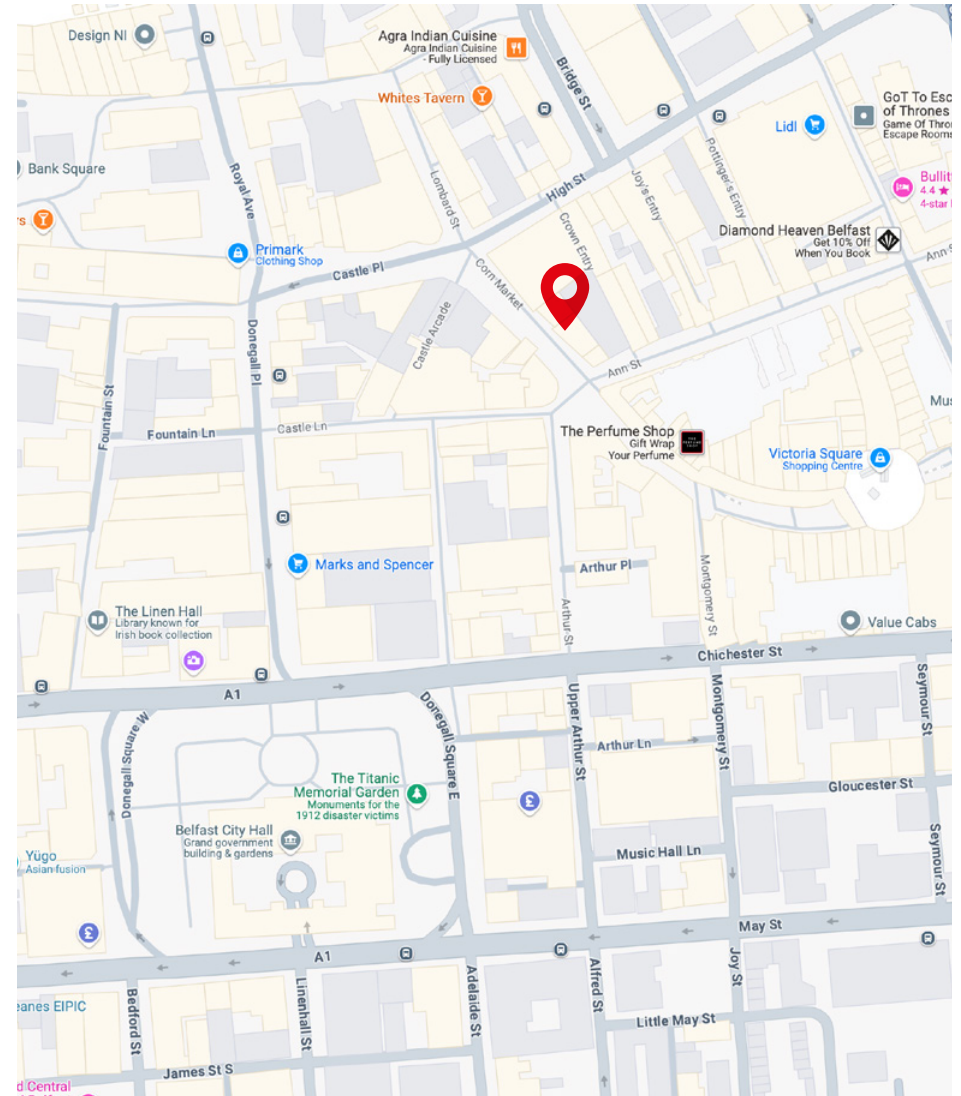
This newly constructed building is prominently located on Cornmarket close to the main retail core of Donegall Place/Royal Avenue and Victoria Square. The building benefits from being in close proximity to a number of multi storey car parks.

The main transport hubs of Donegall Quay Bus Centre, Central Station, Great Victoria Train & Bus Station (now Weavers Cross) and the Metro terminus are all within a 5 to 10 minute walking distance of these new offices.

Accommodation

The unit provides the following approximate NIA:

Description	Sq M	Sq Ft
2nd Floor Office Suite	1,800	167



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Description

The subject property is a new development comprising of ground and first floor retail with 2 floors of offices above.

The ground and 1st floor are now let to Jamaica Blue Coffee shops.

The office accommodation is accessed off a new feature entrance onto Cornmarket and benefits from exclusive access and a high speed passenger lift to the office floors.

The offices are currently finished to shell but when finished will benefit from exposed brick work, feature glazing, plastered and painted feature ceilings with exposed services to include a full air conditioning system.

Floors will be carpet to offices & tiles to reception, staircase and staff areas.

The 3rd floor Offices are let to Humain and the 2nd floor can be made ready for occupation within 4 to 6 weeks.

Lease Details

Term: By negotiation.

Rent: £36,000 pa.

Service Charge: A service charge will be levied to cover the external repairs, maintenance and cleaning of the common areas and management fees etc. Currently running at approx. £4.25/sqft

Repairs: Effective full repairing and insuring terms via the service charge. Tenant to be responsible for all internal repairs and maintenance.

Buildings Insurance: Tenant to reimburse the landlord in respect of a fair proportion of the premium. Amount to be confirmed.

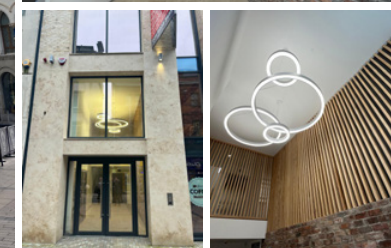
NAV

The NAV of the 2nd floor is £22,400.00 therefore estimated rates currently payable of approx. £13,425.71 pa. (£7.45/sqft payable).

Any prospective tenant should make their own enquires with LPS.

VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.



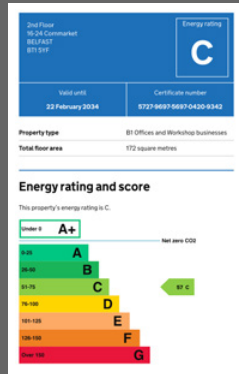
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EPC



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