

McConnell



028 90 205 900
mcconnellproperty.com



TO LET



Modern Office Accommodation

**Unit 1A Quaygate
Station Street
Belfast
BT3 9DA**

- Accommodation extends to 1,600 sq ft
- Ideal city-fringe location
- Available immediately

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

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JLL Alliance Partner



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LOCATION

The subject property is ideally located between Belfast City Centre and the Titanic Quarter, and benefits from great accessibility due to its proximity to the M1/M2/M3 Motorway Network.

Other occupiers in the surrounding area include Adhaus, XSell, the SSE Arena, Citi Bank, Premier Inn and Belfast Met.

The property further benefits from excellent public transport links, with both Lanyon and Titanic Quarter Station, as well as numerous bus stops within a 10-minute walk.

DESCRIPTION

The suite is located on the mezzanine level and is presently finished to include carpet flooring, suspended ceiling with LED panel lighting and perimeter trunking. Internally, the suite comprises of primarily open plan office space, with 3 No. private office / meeting rooms. A passenger lift services the suite from the ground floor.

There is an abundance of surface level car parks in the surrounding area, and private car parking may also be made available by enquiry with the agents.

Kitchen and W.C. facilities are also contained within.

LEASE DETAILS

Rent: £16,000 per annum excl.

Term: Subject to negotiation

Repairs: The space will be offered on an effective Full Repairing and Insuring basis

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £12,000.

The current commercial rate in the pound is £0.599362 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated to be £7,192.34.

Interested parties are advised to make their own enquiries in respect of rates.

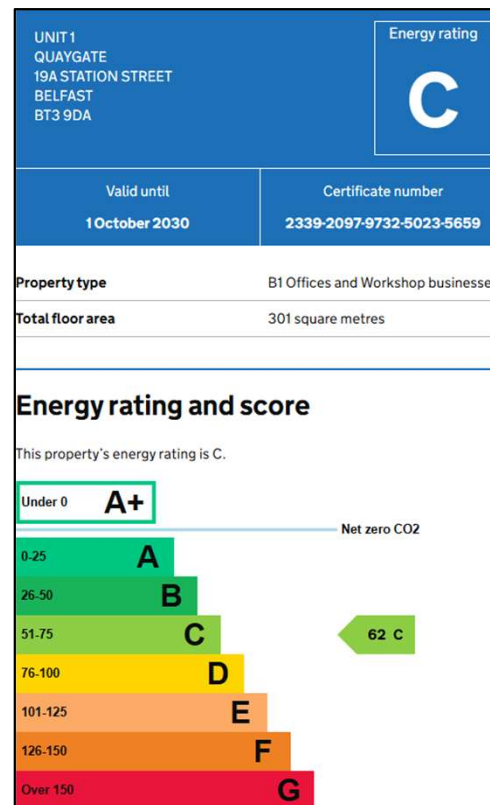
VAT

All prices and outgoings stated are exclusive of VAT, which may be chargeable.

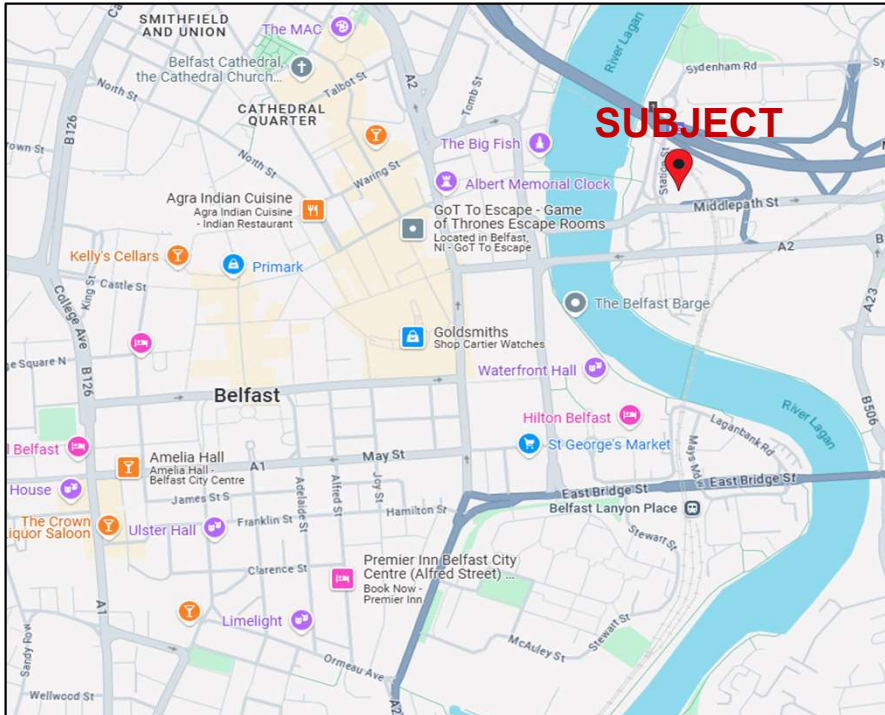
EPC

The properties energy performance rating is 62C.

The full certificate can be made available upon request.



LOCATION



VIEWING

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

McConnell



Contact: Greg Henry / Ross Molloy
Tel: 07841 928670 / 07443 085690
Email: greg.henry@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

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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/uk/si/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.