

**Fitted Space
Ready to
'Plug in
&
Play'**



For Identification Purposes Only

To Let

**Rose Building, First Floor, 16 Howard Street Belfast
Excellent Fitted Office Accommodation**

BEACON
PROPERTY

Location

Belfast is the capital city of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

The subject office occupies a prominent location within Belfast City Centre with frontage onto Howard Street close to its junction with Donegal Square thus benefiting from its immediate proximity to Belfast City Hall the subject property is only a short distance from the traditional retail core of Donegal Place / Royal Avenue and is well positioned within the City Centre office core given its immediate proximity to a range of hospitality, food and beverage and student accommodation space.

Within close proximity is access to major public transport links, including the new £340M Belfast Grand Central Station, deemed the largest integrated transport hub on the Island of Ireland, which is expected to see some 20 million customer journeys each year.

Also in the immediate area are a number of car parks providing alternative options to the public transport network.

Due to its popular location numerous hotels are located in the area to include the likes of Travelodge Hotel, Maldron Hotel, Leonardo Hotel, Fitzwilliam Hotel, Europa Hotel, Grand Central Hotel, The Flint Hotel to name but a few along with award winning restaurants such as James Street, Deanes, Howard Street etc.

Description / Accommodation

Rose Building is a modern purpose built office building providing ground floor retail space together with 5 upper floor office suites accessed via a staircase and lift with male and female toilet facilities on alternate floors.

The available accommodation is situated on the 1st Floor and benefits from the following features;

- Open plan layout
- Suspended ceilings with recessed LED lighting
- Cassette Air-Conditioning
- Carpet Tiling
- Perimeter and floor trunking/boxes
- Intercom system
- Fitted kitchen

Description	Sq. ft	Sq. m
Open Plan Office	1,653	154
Kitchen	67	6
Total:	1,720	160

Lease Details

Term: 10 year lease with upward only rent review every 5 years

Rent: £25,500 per annum exclusive

Repairs: Effective full repairing & Insuring terms by way of provision for a service charge for maintenance and repair of external areas / structure & communal areas. Service charge is currently estimated to be approx. £3,980 pax.

Building Insurance

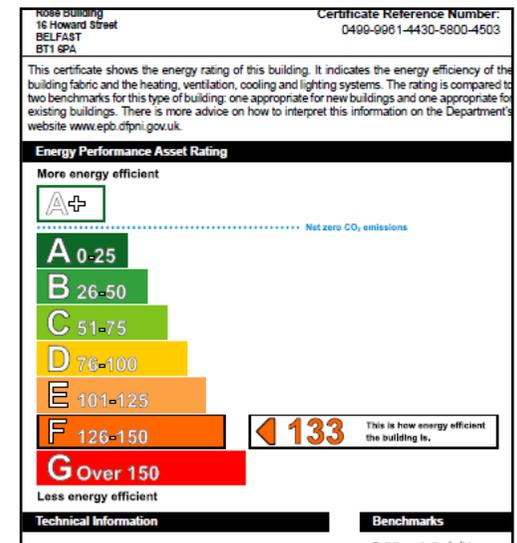
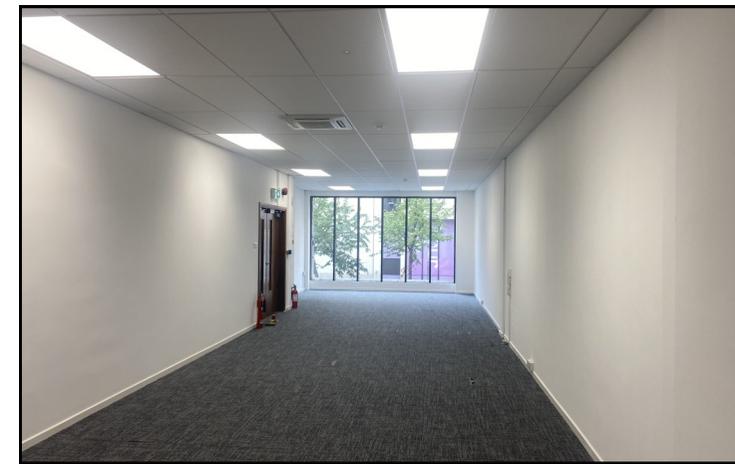
The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium. This is currently estimated to be approx. £375 per annum.

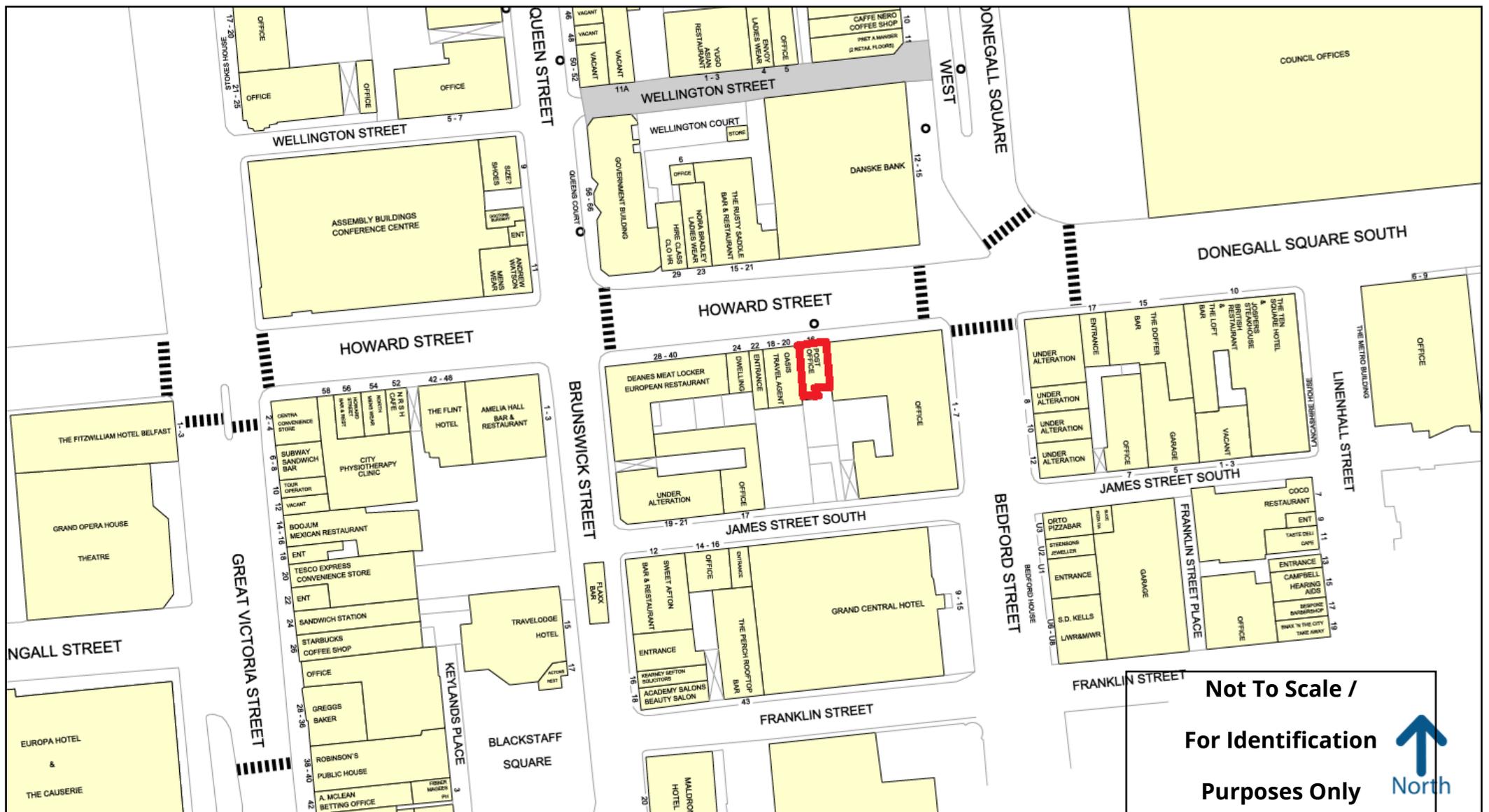
NAV

NAV: £18,200
 Rate in £ 2025 / 26 £0.626592
 Rates Payable (Approx) £11,404 per annum

VAT

We understand the property has been VAT elected and so VAT will be chargeable on the above figures.





For further information or to arrange a viewing, please contact:-
Liam McAuley
 +44 (0)28 9521 9319
 +44 (0)7904 007114
 Liam@beaconpropertyni.co.uk

Or Joint Agent
Jago Bret
 +44 (0) 28 9031 6121
 Jago.bret@avisonyoung.com

**AVISON
YOUNG**

028 9031 6121
 avisonyoung.co.uk/ni

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.