

Victoria Square, Belfast, BT1 4QG

To Let

Office accommodation totalling 4,414 sq ft across first and second floors



Lambert
Smith
Hampton

Location

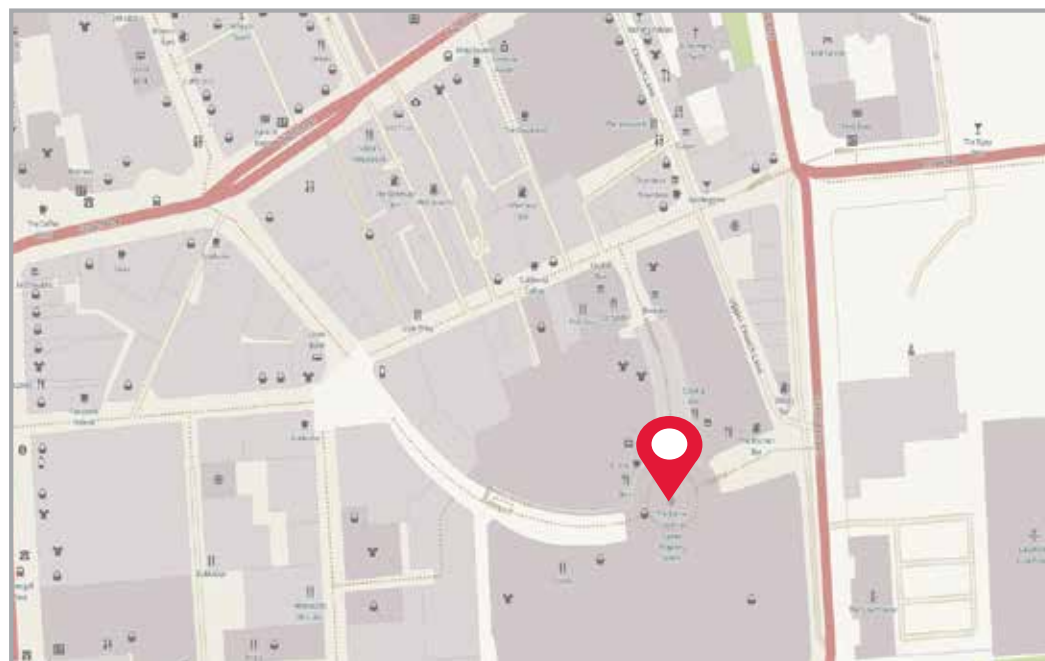
Belfast is the capital and largest city in Northern Ireland with a resident population of approximately 585,000 people. The City benefits from excellent communication links with the remainder of the Province via the M1 and M2 Motorway network and public rail systems. The City is located approximately 100 miles from Dublin and 70 miles east of Derry~Londonderry. Belfast benefits from 2 airports, Belfast City Airport, some 2 miles to the east of the City Centre and Belfast International airport, approximately 17 miles to the North East.

The subject property is located within Northern Ireland's leading shopping centre, Victoria Square. Situated in the heart of Belfast City Centre, Victoria Square is a 992,000 sq ft retail development and occupies a prominent location with Belfast's retail hub. The office accommodation highly accessible and benefits from a central location with frontage on to Ann Street.

Description

The subject premises comprises of 4,414 sq ft of office accommodation across first and second floors. The space is currently sitting in a shell specification, however the landlord is willing to complete fit-out works to meet an end user's specification requirement. The accommodation is DDA compliant and benefits from self-contained access, with a newly refurbished lobby area. The space further benefits from an excellent floor to ceiling height of 4.2m on the first floor and 3.2m on the second floor.

The highly central location means that the premises is in close proximity to a number of global retailers and hot food operators/coffee shops to include Apple, House of Fraser, Top Shop, Nando's, Pizza Express, Caffè Nero and Starbucks.



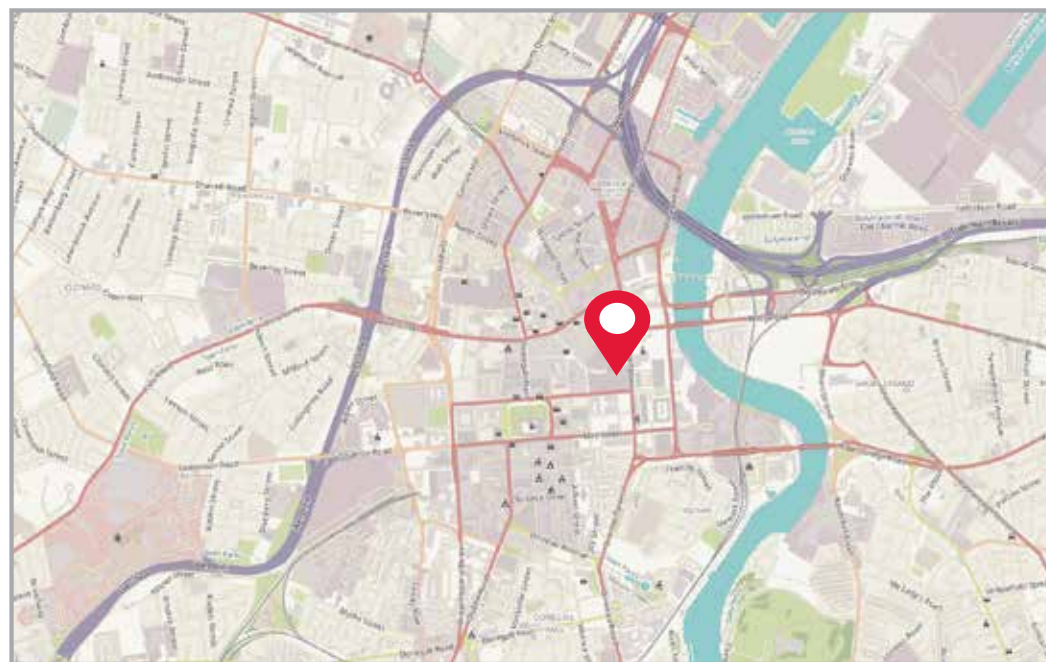
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Schedule of Accommodation

Floor	Sq Ft	Sq M
First Floor	2,164	201
Second Floor	2,250	209
Total	4,414	410

Lease Details

- Rent -** Subject to the level of fit-out works.
- Term -** By negotiation.
- Service Charge -** The tenant will be responsible to reimburse the Landlord with a fair proportion of costs for maintenance and repairs of the building by way of service charge. Service charge costs are estimated at £3.40 per sq ft.
- Insurance -** The tenant will be responsible to reimburse the Landlord with a fair proportion of costs for insuring the building. Insurance costs estimated at £0.08 psf.



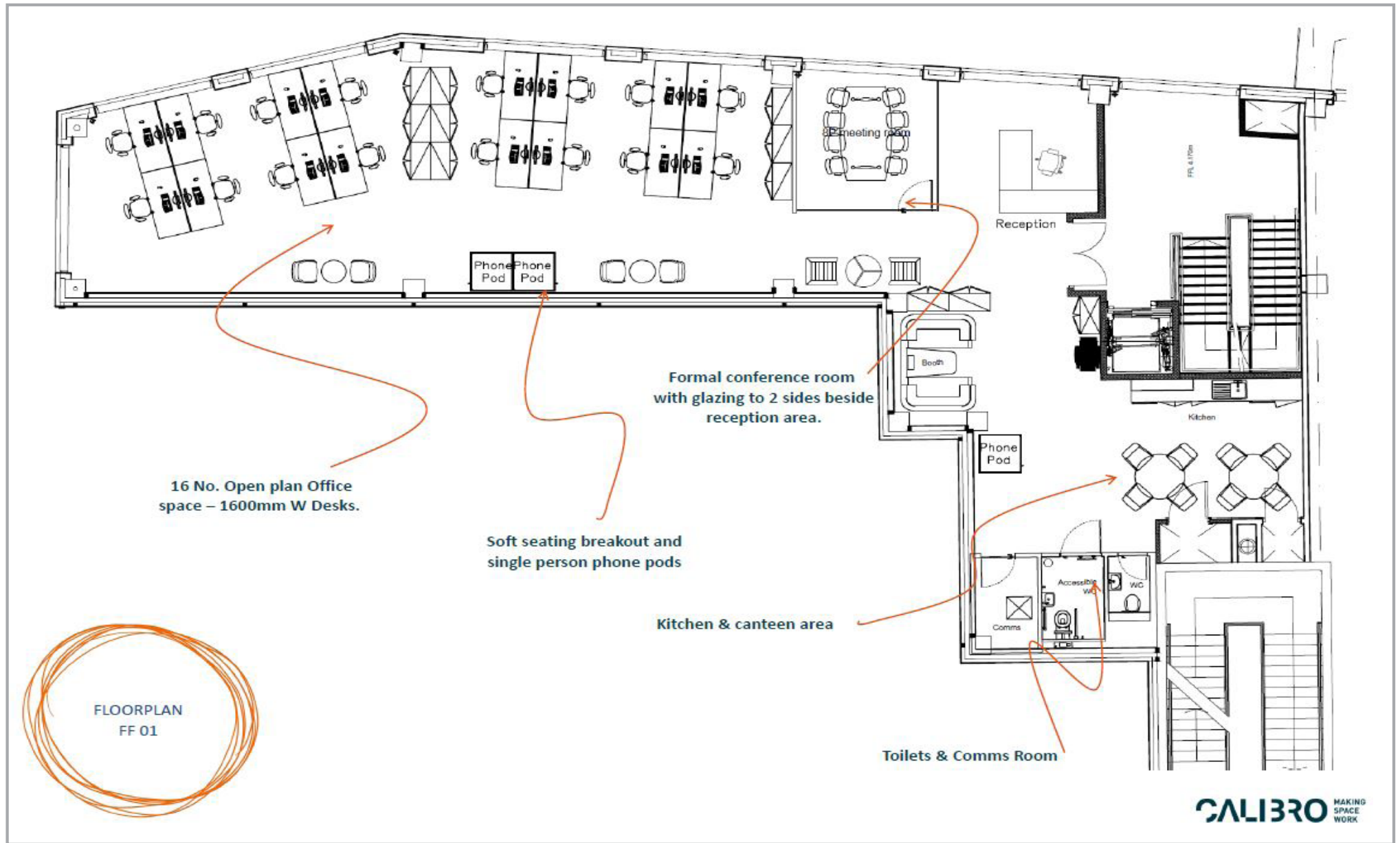
Concept Plan



Concept Plan

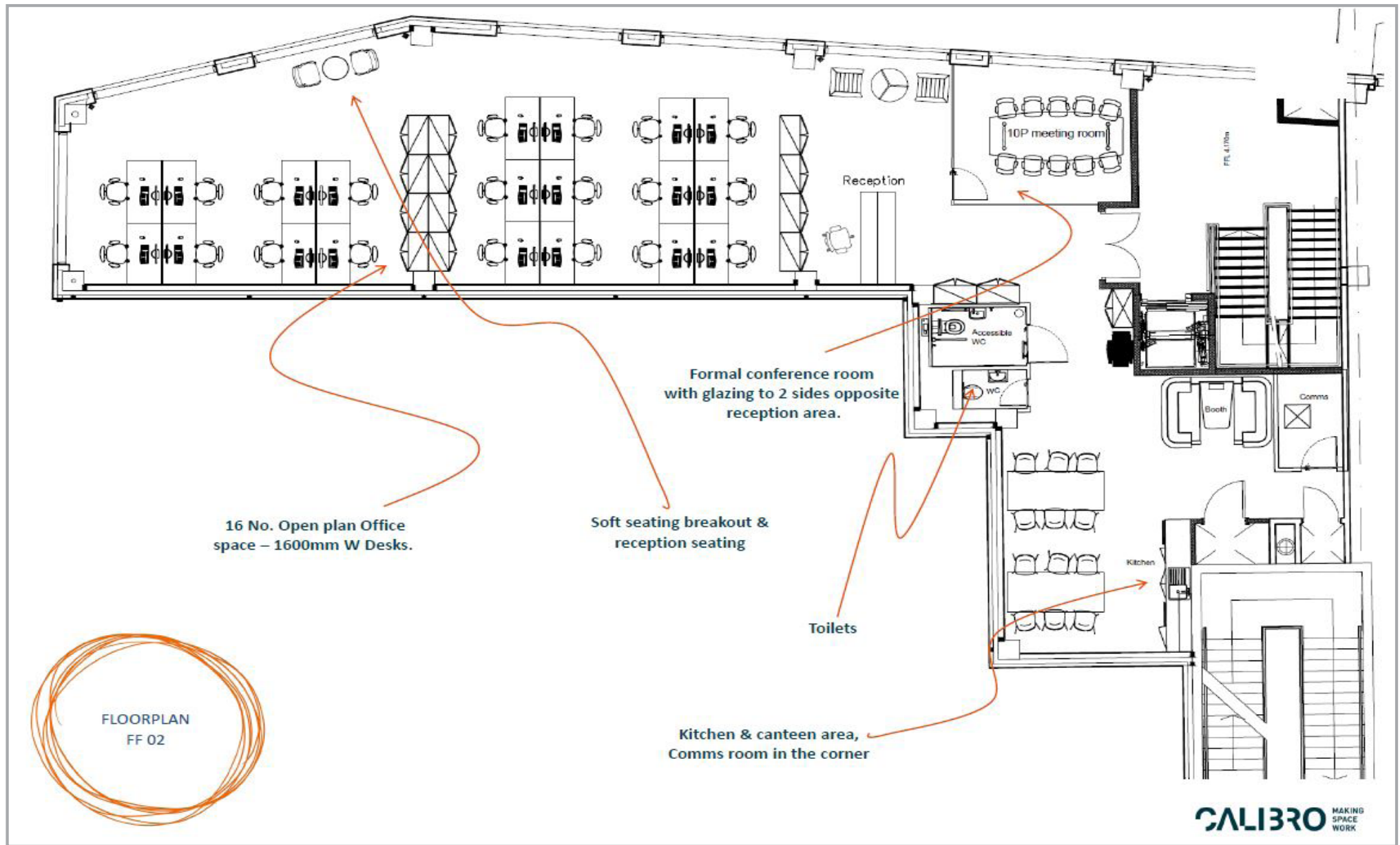


Proposed Floor Plan - First



For Identification Purposes Only

Proposed Floor Plan - Second



CALIBRO MAKING SPACE WORK

For Identification Purposes Only







Energy Performance Certificate

The property benefits from an EPC rating of B44 and the Energy Performance Certificate is available upon request.

Rates

We have been advised by Land and Property Services of the following:-

First Floor

Net Annual Value: £11,976

Rate: £ 19/20 - £0.6141

Rates Payable: £7,355

Second Floor

For further information regarding rates for second floor, please contact the agent.

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged 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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