

Arnott House, 12-16 Bridge Street, Belfast, BT1 1LU

To Let by way of sub-lease/assignment

Office Accommodation totalling 17,397 sq ft across first and second floor



Lambert
Smith
Hampton

Location

Belfast is the capital and largest city in Northern Ireland with a resident population of approximately 585,000 people, with a further 750,000 people who live within a 30 minute drive time from Belfast. Belfast is strategically positioned to be a prime transport hub with extensive public transport networks and excellent road connections, as well as only being a 10 minute commute to Belfast City Airport.

The subject property is located on Bridge Street close to the vibrant Cathedral Quarter, Victoria square and the main retail core of Donegall Place/Royal Avenue. It benefits from close proximity to Hi-Park multi-storey car park, which provides a total of 400 car parking spaces. Neighbouring occupiers to the property include the post Office, Bank of Ireland, The Merchant Hotel and The National.

Description

The subject premises comprises of 17,397 sq ft of office accommodation across first and second floors. The space is currently finished to a high specification to include raised access flooring, heating and cooling air-conditioning system, carpeted floors, suspended ceiling and recessed strip lighting. It is largely open plan with a number of meeting rooms located around the perimeter of each floor. The accommodation benefits from passenger lift access, male and female WCs, a large kitchen/breakout area and is self-contained.

* Flexible Turnkey packages available.

Schedule of Accommodation

| Floor | Sq Ft | Sq M |
|--------------|---------------|-----------------|
| First Floor | 11,375 | 1,056.76 |
| Second Floor | 6,022 | 559.46 |
| Total | 17,397 | 1,616.22 |

Lease Details

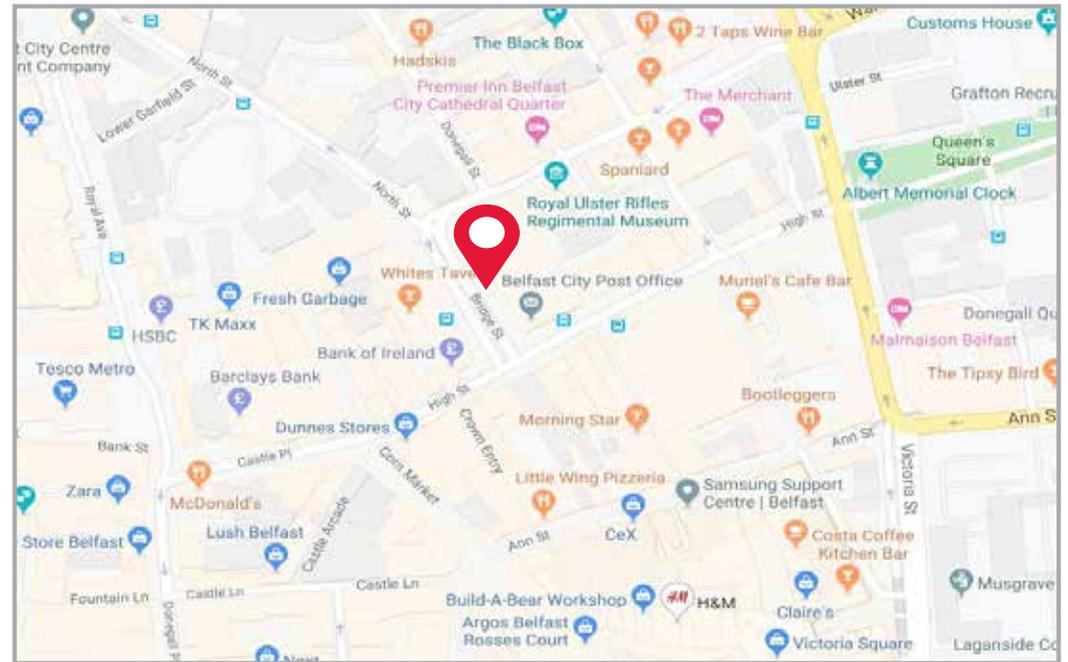
Rent - On application.

Term - By negotiation.

Repairs - The tenant shall be responsible for internal repairs only.

Service Charge - The tenant will have to pay a fair proportion of costs for maintenance and repairs of the building.

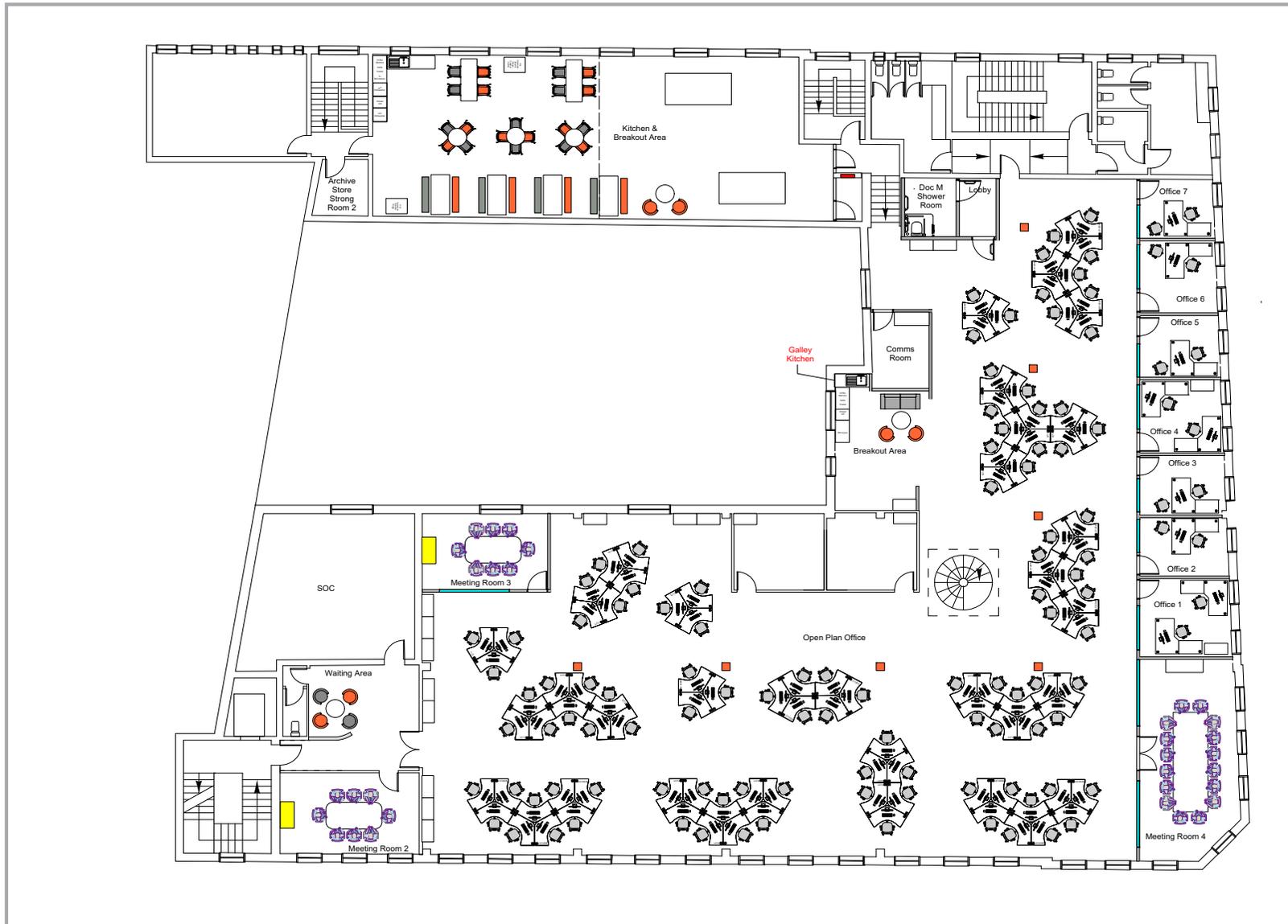
Insurance - The tenant will have to pay a fair proportion of the cost of insurance for the building.



For Indicative Purposes Only

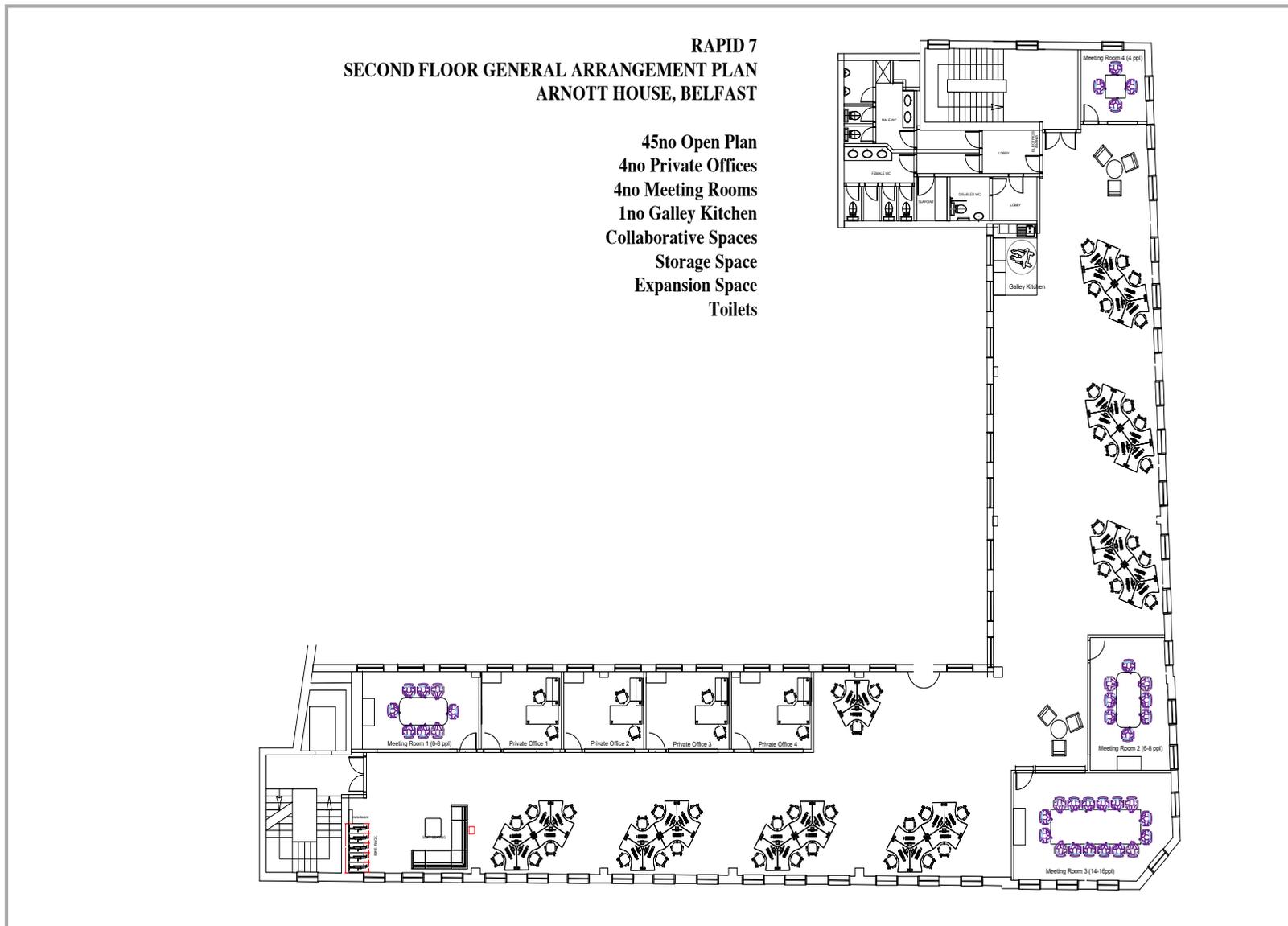


Floor Plan - First Floor



For Indicative Purposes Only

Floor Plan - Second Floor



For Indicative Purposes Only





Rates

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

NAV: £114,000

Rate in the 18/19: £0.614135

Rates Payable: £70,011

Energy Performance Certificate

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

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**

Greg Henry
028 9026 265
ghenry@lsh.ie

Tom Donnan
028 9026 9238
tdonnan@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2019

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.