

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
<b>Total</b>	<b>17,397</b>	<b>1,616.22</b>

## Lease Details

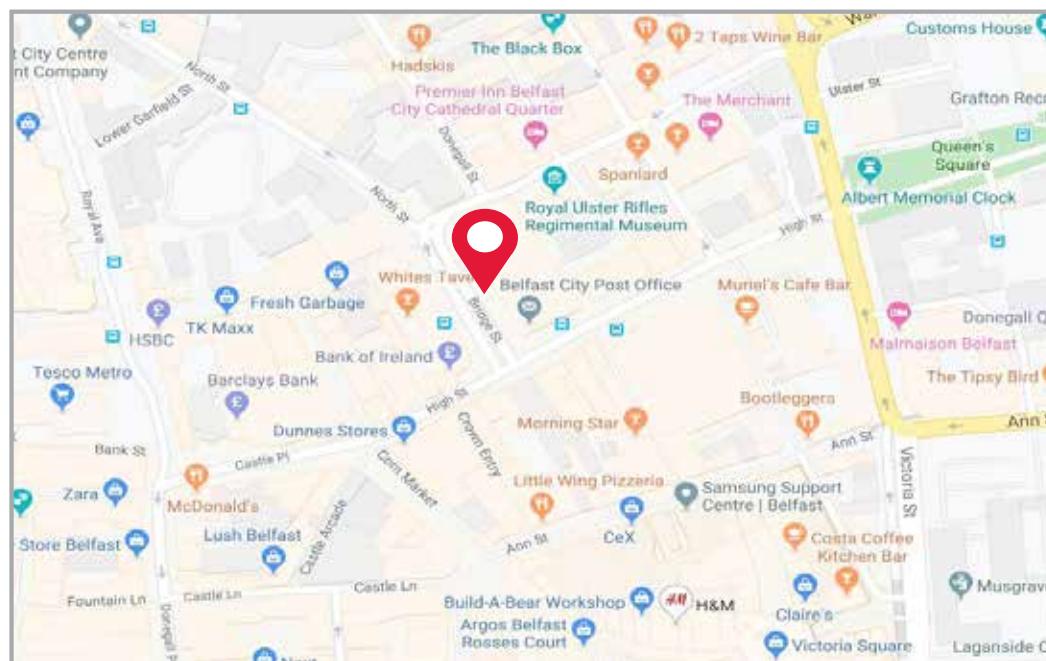
**Rent** - On application.

**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.

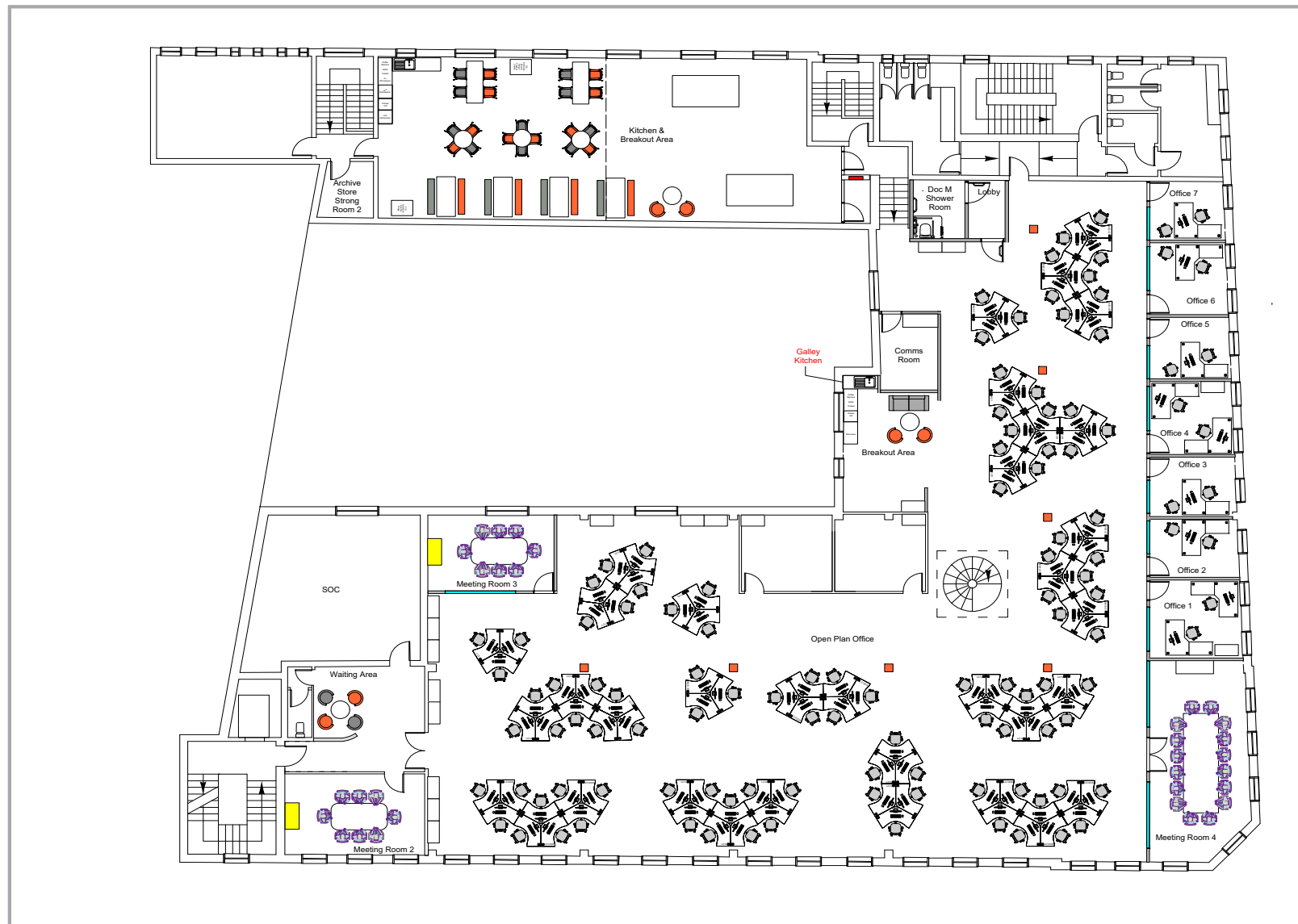


For Indicative Purposes Only



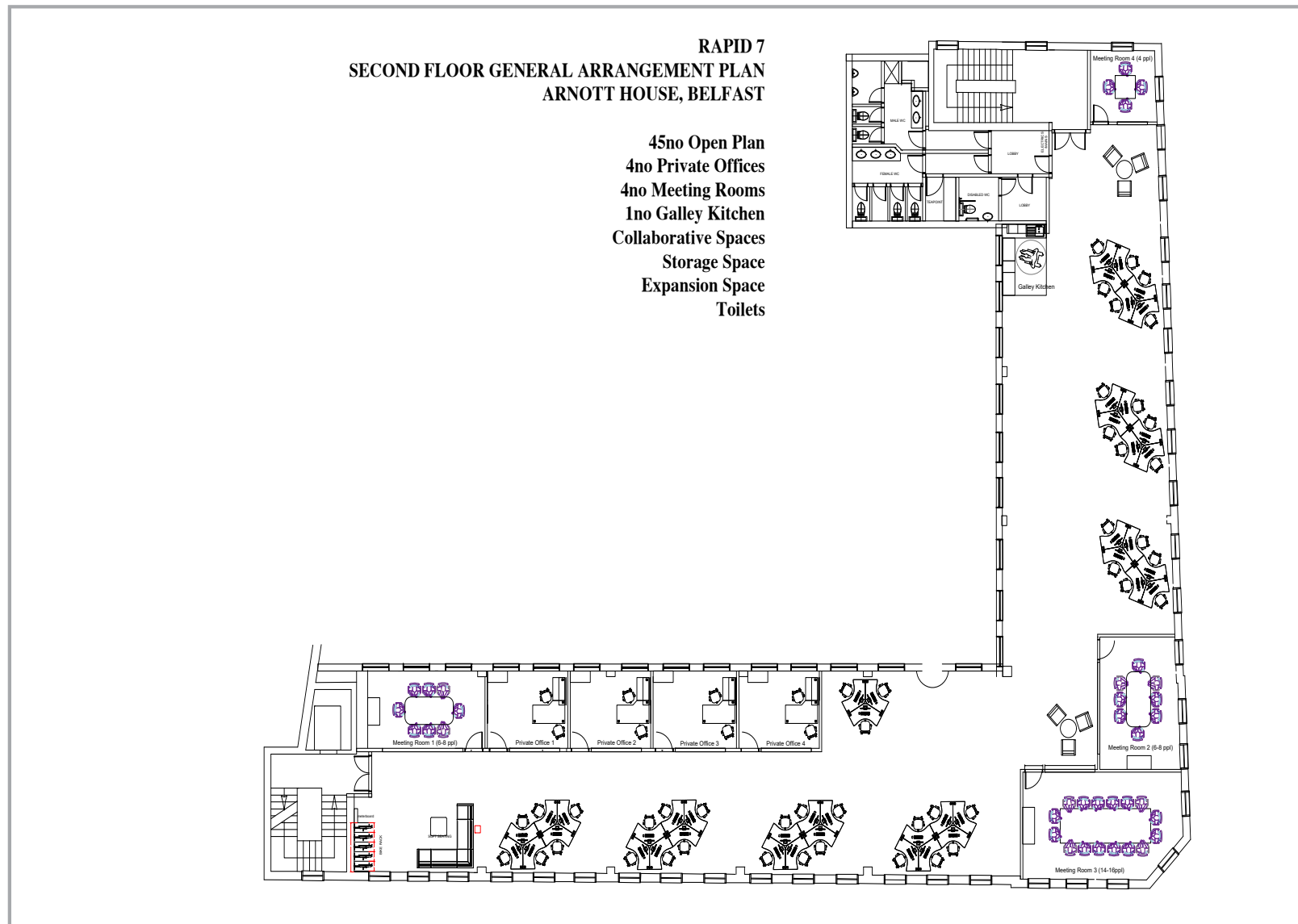


## Floor Plan - First Floor



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**  
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Tom Donnan  
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