

Ground Floor, Lesley Studios, 32-36 May Street, Belfast, BT1 4NZ

To Let

Ground floor office accommodation totalling approximately 2,206 sq ft



Lambert
Smith
Hampton

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 585,000 persons. The city benefits from excellent transport links with the remainder of the province via the M1 and M2 Motorway network, public rail systems and bus and glider services.

The city is located approximately 100 miles from Dublin and 70 miles south east of Londonderry. Belfast benefits from two airports in 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 premises is positioned with frontage onto May Street, one of the main roads entering the core of the city centre. Belfast City Hall is only a 1 minute walk from the premises. Neighbouring occupiers include Ross's Auctions, Choice Housing and Comerton & Hill Solicitors.

Description

The subject comprises of approximately 2,206 sq ft of office accommodation on ground floor level. The space is finished to a modern specification to include a mixture of carpeted and tiled flooring, air-conditioning, gas-fired central heating and a mixture of wall and ceiling mounted light fixtures. The offices benefit from an impressive entrance lobby/reception area along with kitchen and disabled WC facilities.

Schedule of Accommodation

Floor	Sq Ft	Sq M
Total	2,206	204.94

Lease Details

Rent - On application.

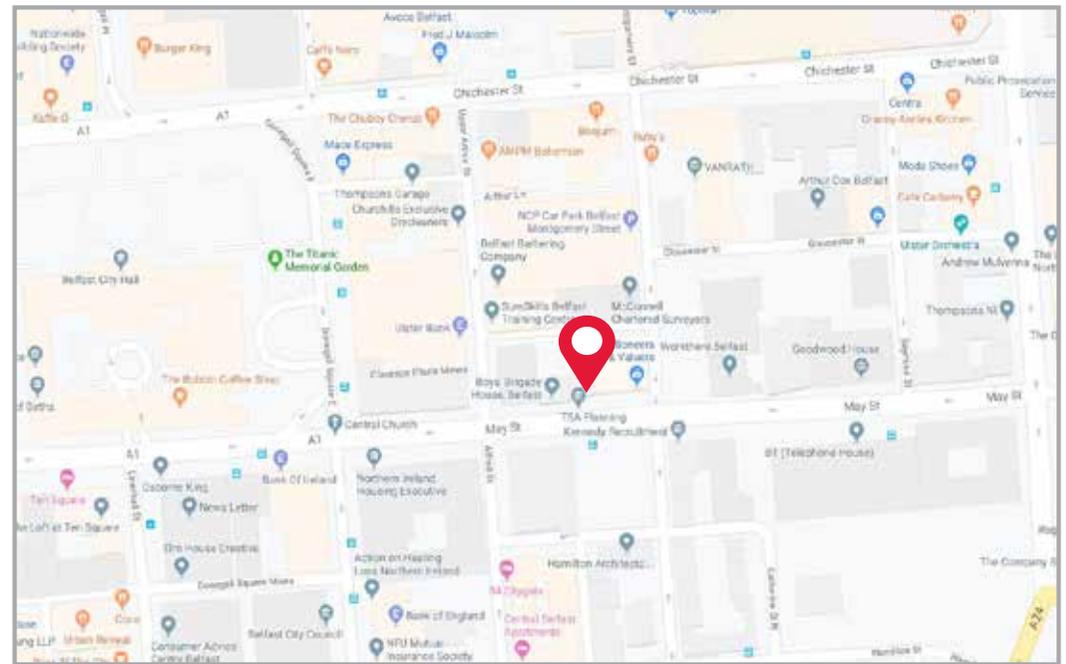
Term - By negotiation.

Service Charge - A service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and management fees.

Insurance - Each tenant will reimburse the Landlord with a fair proportion of the insurance premium for the property



For Indicative Purposes Only







Rates

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

NAV: £32,800

Rate in the 20/21: £0.538166

Rates Payable: £17,651.84

Energy Performance Certificate

The property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

Value Added Tax

If applicable, VAT will be payable in addition to the rents quoted.

Viewing Details / Further Information

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

**Lambert
Smith
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