

119 Royal Avenue, Belfast, BT1 1FF

To Let

Office Accommodation extending from approximately 1,847 sq ft - 4,161 sq ft



Lambert
Smith
Hampton

Location

The subject property is located on Royal Avenue, a prime retail and commercial location. The immediate area comprises high quality retail developments including Castlecourt Shopping Centre and St Annes Square thus benefiting from a significant pedestrian flow. The accommodation is easily accessed by both roads, via the Westlink motorway network, and by public transport. The recently refurbished building presents a highly visible building in an excellent city centre location.

Description

The subject is a prestigious 4 storey terraced building that has recently been refurbished internally and externally with an attractive new front façade. Internally these include a striking contemporary lobby area, well finished shared areas, high specification throughout, a high speed passenger lift, door entry system, and fully fitted DDA compliant WC's on each floors.

The first floor is finished to a high standard to include carpeted flooring, perimeter trunking, heating and cooling air conditioning, intercom system, suspended ceiling, recessed strip lighting and kitchen facilities.

The second floor is finished to a high standard to include wooden flooring, electric heating, intercom system, suspended ceiling, mixture of recessed strip and spot lighting and self contained w/c facilities.

Schedule of Accommodation

Floor	Sq Ft	Sq M
First Floor	1,847	171.59
Second Floor	2,314	214.98
Total	1,847	171.59

Lease Details

Rent - First Floor - £20,500 pa

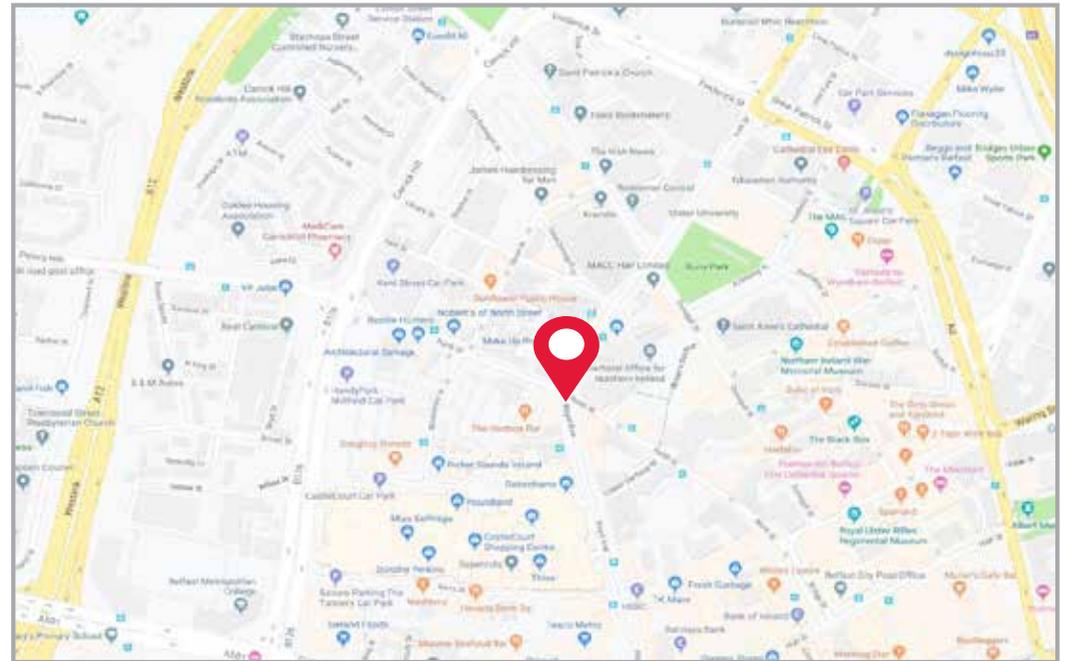
Second Floor - £20,000 pa

Term - By negotiation.

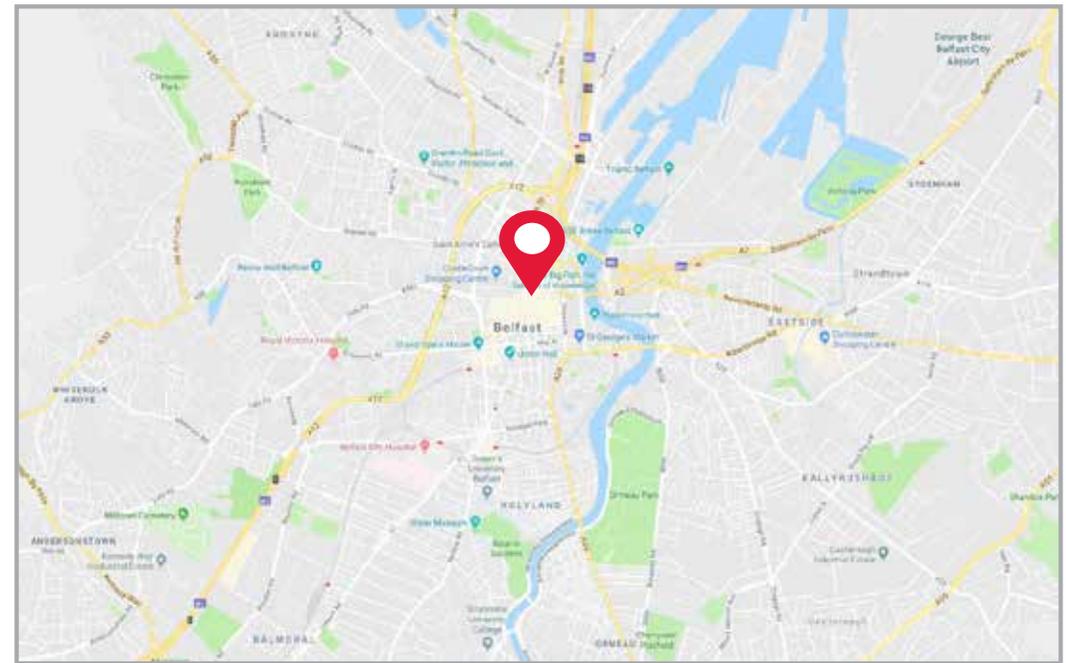
Repairs - Tenant responsible for internal repairs.

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

Insurance - The tenant to reimburse the landlord with the cost for insuring the premises.



For Indicative Purposes Only





First Floor



Second Floor



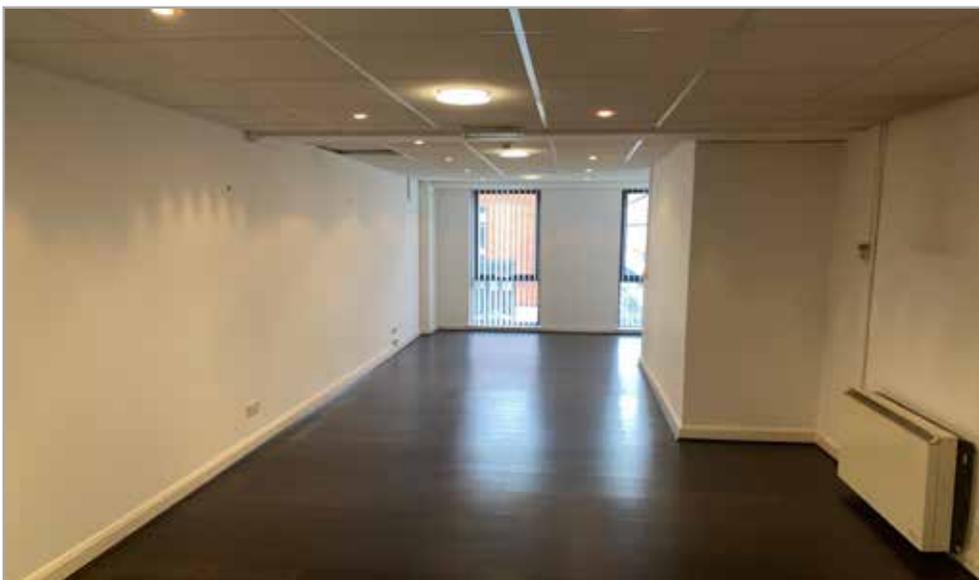
First Floor



Second Floor



First Floor



Second Floor

Rates

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

First Floor

Net Annual Value: £17,300

Rate: £ 19/20 - £0.6141

Rates Payable: £10,623.93

Second Floor

Net Annual Value: £19,300

Rate: £ 19/20 - £0.6141

Rates Payable: £11,852.13

Energy Performance Certificate

The property benefits from an EPC rating of First Floor D84 and Second Floor B49. A copy of the EPC is available upon request.

Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

Tom Donnan
028 9026 9238
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