98-102 Donegall Street, Belfast, BT1 2GW

To Let

Second Floor Office Accommodation Totalling Approximately 1,959 sq ft



Lambert Smith Hampton

Location

The subject premises is located on Donegall Street and is a much desired location in Belfast City Centre. In close proximity is the CastleCourt Shopping Centre and the new Ulster University campus. The location benefits from a wealth of nearby amenities as well as an abundance of public transport routes and pedestrian access. Easily accessible from the M2 Motorway and just 5 minutes' walk from City Hall the premises is strategically located in an area only set to improve.

Description

The subject property comprises of a second floor space finished to include wooden flooring, suspended ceiling, recessed strip lighting, WC and kitchen facilities, glazed office partitions with an intercom and door entry system. The premises also includes 2 car parking spaces with roller shutter access to the private car park.

Schedule of Accommodation

Floor	Sq Ft	Sq M
Total	1,959	181.5

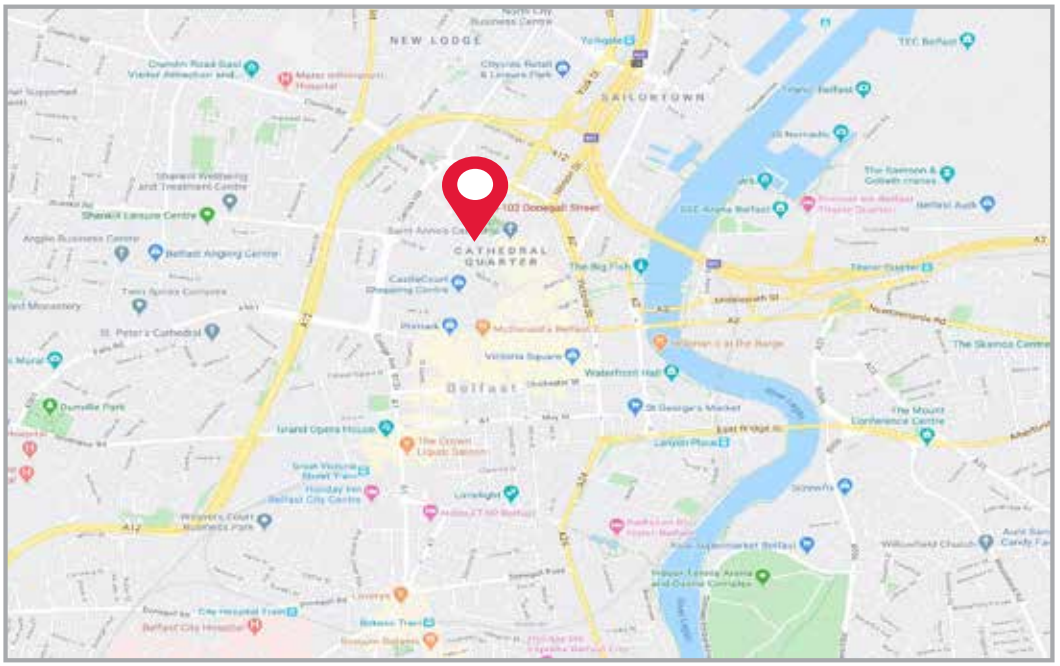
Lease Details

Term - By negotiation.

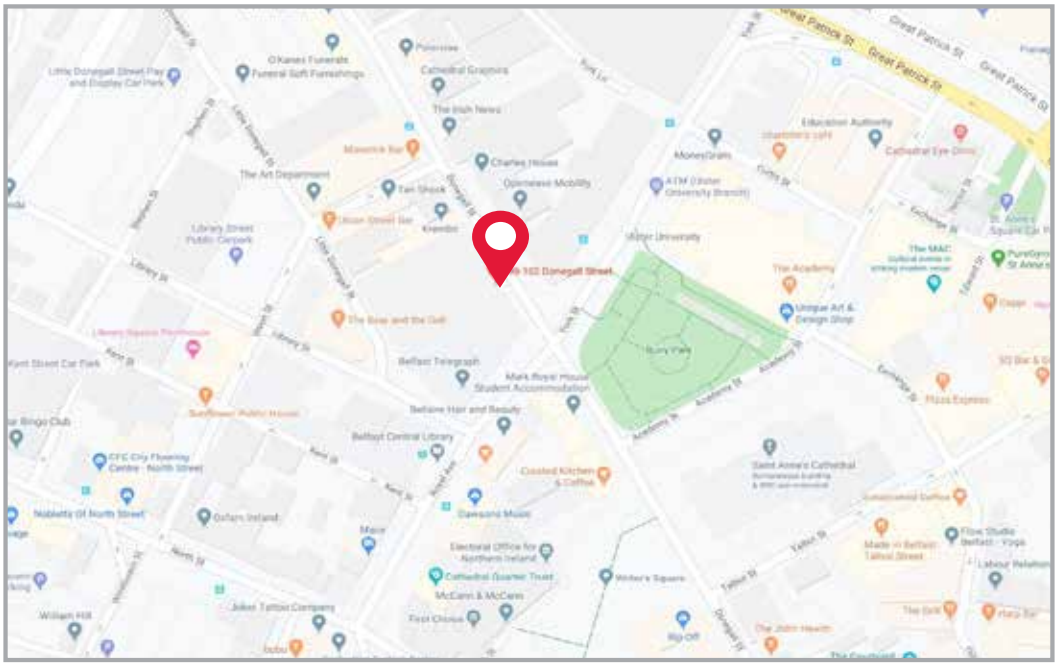
Rent - £18,500 pa.

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 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:-

Net Annual Value: £15,100
Rate in the £ 20/21: £0.5381
Rates Payable: £8,125.31

Energy Performance Certificate

The property benefits from an EPC rating of C66 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the property is VAT registered.

Viewing Details / Further Information

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

Lambert Smith Hampton

Tom Donnan
07442 495827
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