

# 3rd Floor, Causeway Tower, 9-11 James Street South, Belfast, BT2 8DN To Let (May Sell)

Fully Fitted Modern Office Suite of 2,400 sq ft (223 sq m)



**Lambert  
Smith  
Hampton**

## Location

The subject property is situated on James Street South in close proximity to Bedford Street, a prime city centre location. The suite is located within an established office location to the rear of the City Hall and benefits from excellent transport links, due to it's close proximity to the Europa Bus/Train Station and is easily accessed from the Motorway networks via Grosvenor Road.

The property is opposite the newly opened Grand Central Hotel and other professional occupiers within the building include Diamond Recruitment Group, 4C Executive Search, Ferguson & Co. Solicitors and Arthur Boyd & Company Accountants.

## Description

The Suite is situated on the third floor of a 13 storey office building. The common areas are finished to a high specification to include an impressive entrance foyer and two high speed lifts serve all floors.

The office layout comprises an open plan office, boardroom, 6 private offices / meeting rooms, kitchen and toilet facilities.

Internally the suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors and perimeter trunking.

In addition there is a video buzzer entry system, alarm, gas fired heating and a number of comfort cooling units.

## Schedule of Accommodation

	Sq Ft	Sq M
Third Floor	2,400	223

## Lease Details

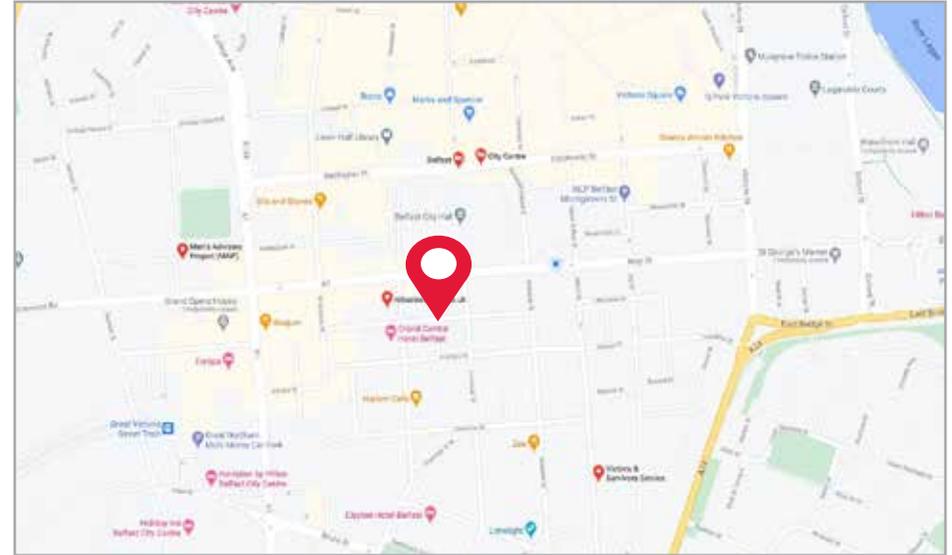
**Term** - Negotiable.

**Rent** - £36,000 per annum exclusive.

**Rent Review** - 5 yearly.

**Repairs** - Effectively full repairing and insuring via service charge.

**Insurance** - The Landlord to insure and the Tenant to reimburse.







## Price

On application.

## Energy Performance Certificate

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

## Rates

We are advised by Land & Property Services of the following:

Net Annual Value (NAV): £20,000

Rate in £ for 2020/21: £0.5381

Rates payable, if applicable: £10,760

## Value Added Tax

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

## Further Information

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

**Lambert  
Smith  
Hampton**

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