

# TO LET

## GROUND FLOOR OFFICE

MONTGOMERY HOUSE, 29-31 MONTGOMERY STREET,  
BELFAST, BT1 4NX



028 9024 9024





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### LOCATION

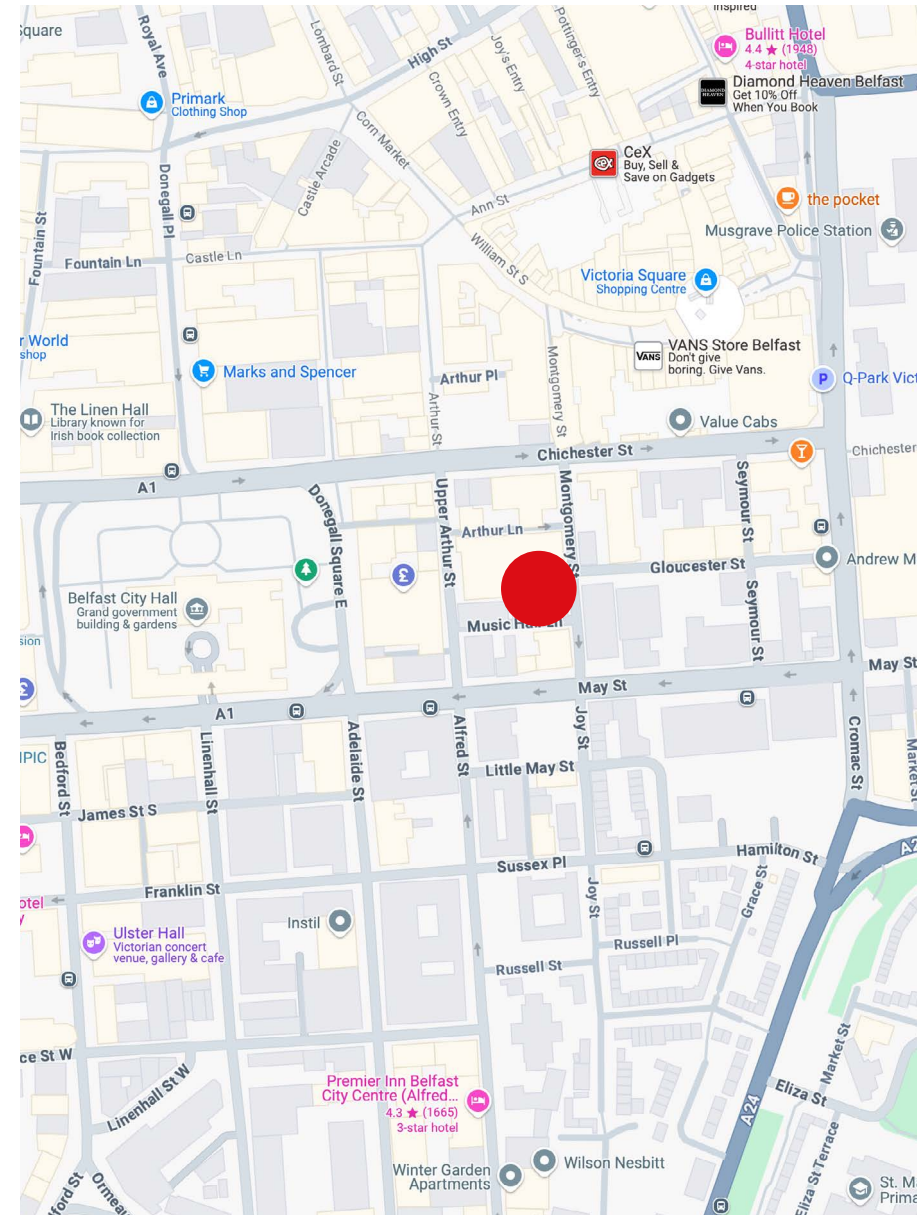
Montgomery House occupies a superb City Centre location in Montgomery Street. It is approximately 150 metres east of Belfast City Hall between May Street and Chichester Street, in the heart of the City's main office district. The Royal Courts of Justice, Waterfront Hall and Victoria Square Shopping Complex are all a short walk away.

An NCP multi-storey car park adjoins this Grade A development with many other private and public car parks nearby. Occupiers in the building include Lisney, Quilter, McConnell Chartered Surveyors, DAC Beachcroft and Eversheds Sutherland.

### DESCRIPTION

The building comprises ground and nine upper floors of high-quality office accommodation. The ground floor is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, glazed partitions and full air conditioning.

The suite is arranged with reception area, open plan office, 2 private offices, store and kitchenette.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor Office	950	88.25
<b>Total</b>	<b>950</b>	<b>88.25</b>

LEASE DETAILS

- Term: Negotiable.
- Rent: £15,000 per annum exclusive.
- Service Charge: Tenant to contribute a fair proportion towards the common costs associated with the building.
- Insurance: Tenant to reimburse the landlord with the cost of the buildings insurance.

NAV

We have been advised by Land and Property Services that the NAV for the property is £9,900 giving a current annual rates bill of approximately £6,203.26.

VAT

Prices, rental and outgoings do not include VAT which will be chargeable.

EPC

D84.





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**Campbell**  
Commercial

028 9024 9024







For viewing appointments please contact:

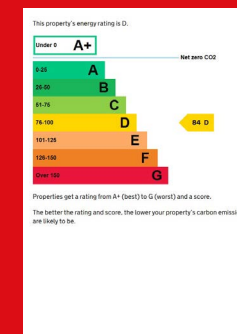
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## EPC



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.