

**TO LET**

**FOURTH FLOOR OFFICE**

65-67 CHICHESTER STREET, BELFAST, BT1 4JD

**Campbell**  
Commercial

**028 9024 9024**





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### LOCATION

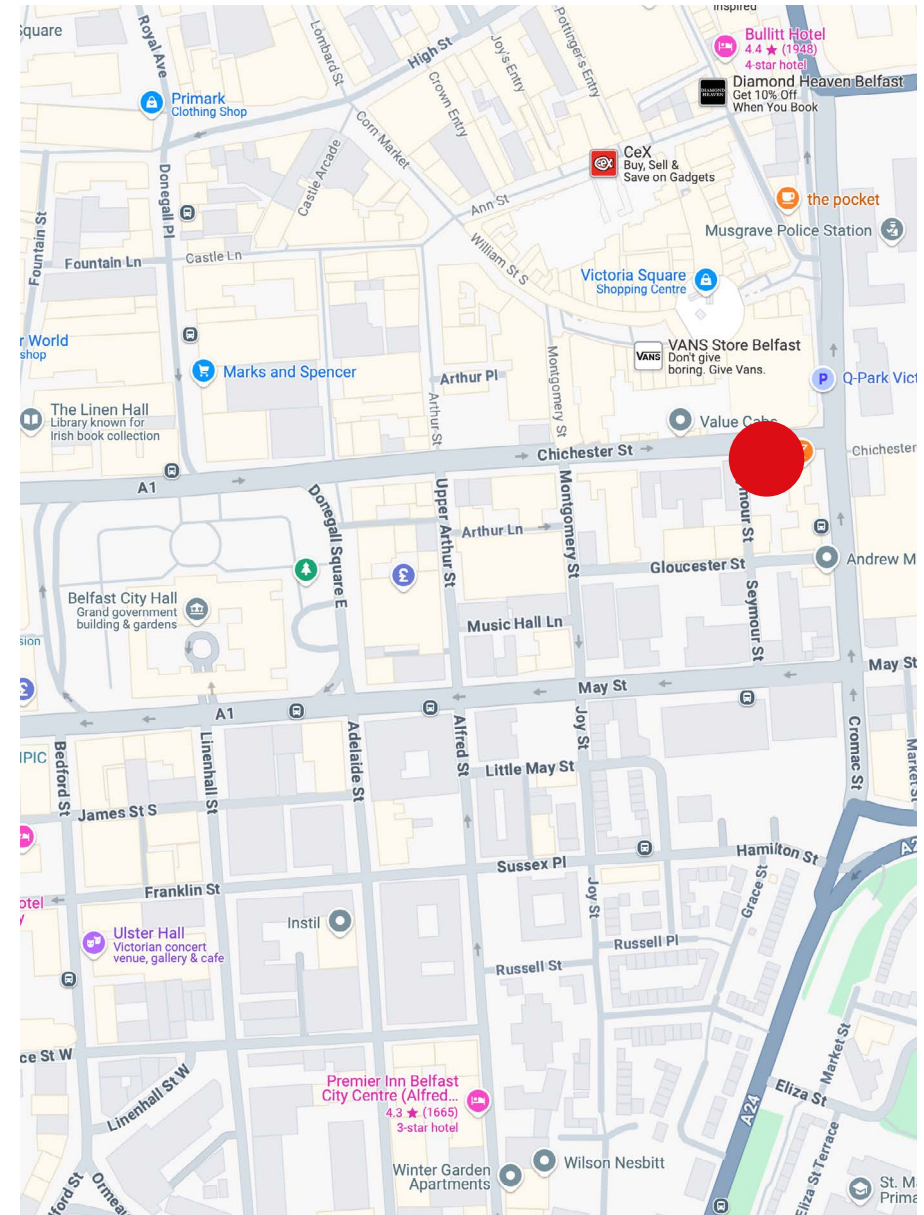
65-67 Chichester Street is located within the heart of Belfast City Centre's legal and business district. The building is situated a short distance from the Laganside Law Courts/Bar Library and directly opposite Victoria Square Shopping Centre. Prominently located on Chichester Street, the subject property is a short distance from Belfast City Hall and the cities public transport hubs. An abundance of both public and private surface and multistorey car parks are conveniently located within a few minutes' walk.

### DESCRIPTION

The building comprises ground and four upper floors of high-quality office accommodation.

The fourth floor is finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, raised access floors, glazed partitions and full air conditioning.

The suite is arranged with reception area, board room, open plan office and kitchen.



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## ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Fourth Floor	1,985	184.41
<b>Total</b>	<b>1,925</b>	<b>184.41</b>

## LEASE DETAILS

- Rent: £29,775 per annum exclusive
- Term: By negotiation
- Repairs: Equivalent to full repairing and insuring terms by way of a service charge.
- Insurance: Tenant to reimburse landlord for the cost of the insurance premium
- Service Charge: A service charge will be levied to cover the cost of the maintenance and upkeep of the internal parts of the building, common areas and management costs.

## NAV

We have been advised by the Land and Property Services that the NAV of the property is £27,100. Giving an annual rates bill of approximately £16,242.71.

## VAT

The property is VAT registered and therefore VAT will be charged in addition to the rent and service charge.





For viewing appointments please contact:

**Emily Law**

07703 809256

emily@campbellcommercial.co.uk

**Campbell Commercial**

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

**campbellcommercial.co.uk**

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/uksi/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.