

TO LET

REFURBISHED OFFICE SUITE

1ST FLOOR
CAUSEWAY TOWER, JAMES STREET SOUTH
BELFAST



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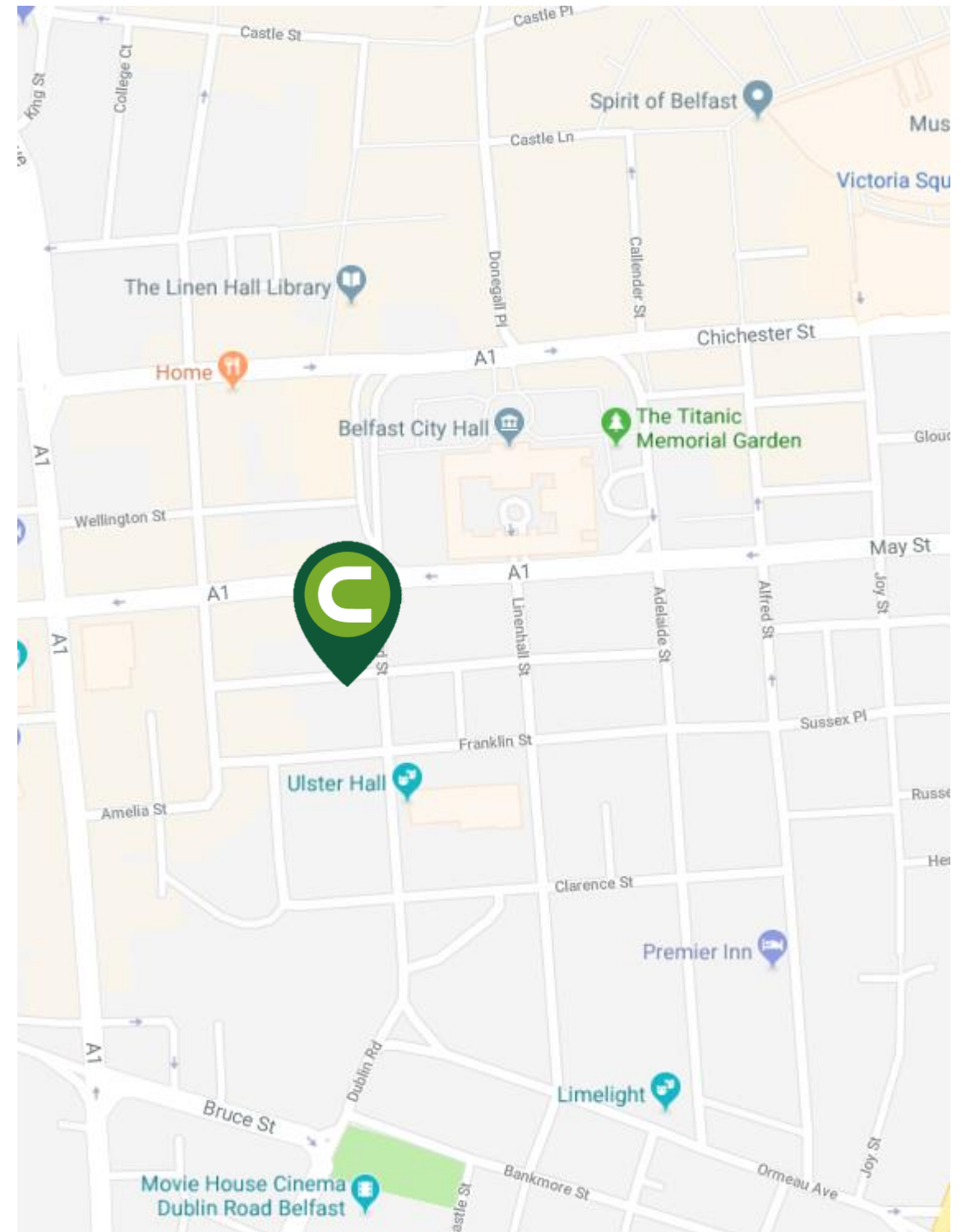
KEY BENEFITS

- Fully finished City Centre office accommodation
- Recently refurbished
- Located in an area which is experiencing significant regeneration and development
- Well served by public transport links

LOCATION

Causeway Tower is conveniently located south of Belfast City Hall on James Street South, within close proximity to the main retail pitch and well served by public transport links. The property is situated within the primary office core which is undergoing considerable regeneration with a number of nearby schemes progressing and due to complete in 2018/2019, including the 303 bed Grand Central Hotel and the recently completed the 237 bed Maldron Hotel.

Occupiers within the building include Finegan Gibson, Ferguson & Co Solicitors, HLM Architects and Diamond Recruitment Group.



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DESCRIPTION

The office suite has been recently refurbished and is fully finished to include carpeted flooring, perimeter trunking, smooth plastered and painted walls, suspended ceilings, recessed lighting, double glazed windows, gas fired central heating and two high speed passenger lifts.

The property is currently sub-divided to provide open plan space, boardroom, kitchen and storage areas.

TENURE

Term	Negotiable, subject to a minimum of 5 years.
Rent	£12.50 psf per annum, exclusive
Rent Reviews	5 yearly
Repairs/Insurance	Effective full repairing and insuring lease terms. Estimated insurance charge of approximately £430 per annum.
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc. Estimated at £5,636 per annum, exclusive

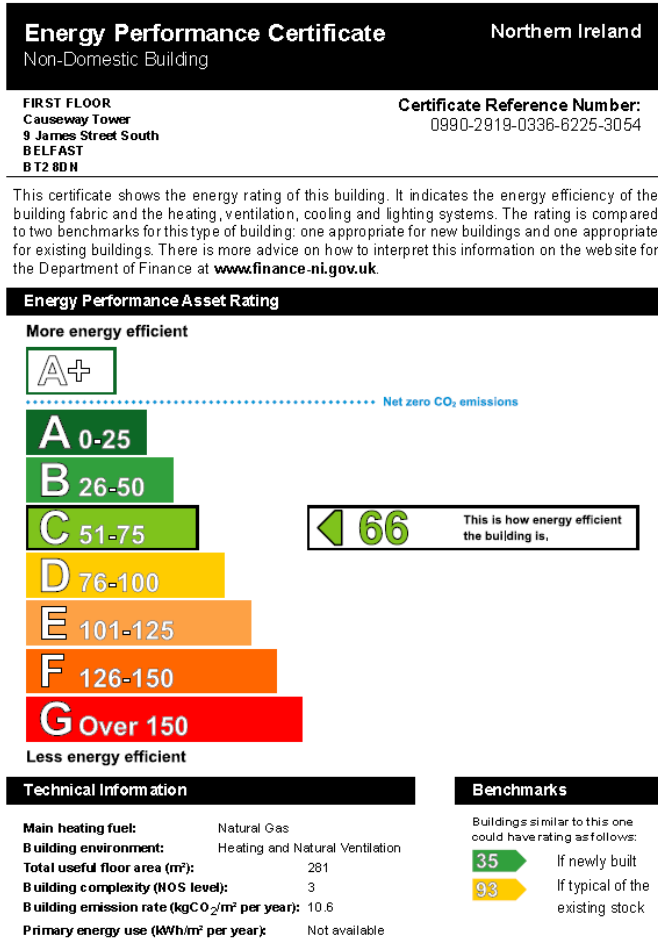
RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £29,700. The rate in the £ for 2020/21 is £0.538166 therefore the estimated rates payable for 2020/21 is £15,983.53.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation				
First Floor Office Suite	2,225	Sq ft	207	Sq m



EPC

The building has been rated as C-66 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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CONTACT US

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