

TO LET – Penthouse Office Suite

6th Floor, 1/3 Lombard Street

Belfast
BT1 1RB



www.cbre.com/ni



@CBRE_NI

CBRE

TO LET – PENTHOUSE OFFICE SUITE

6th Floor, 1/3 Lombard Street, Belfast



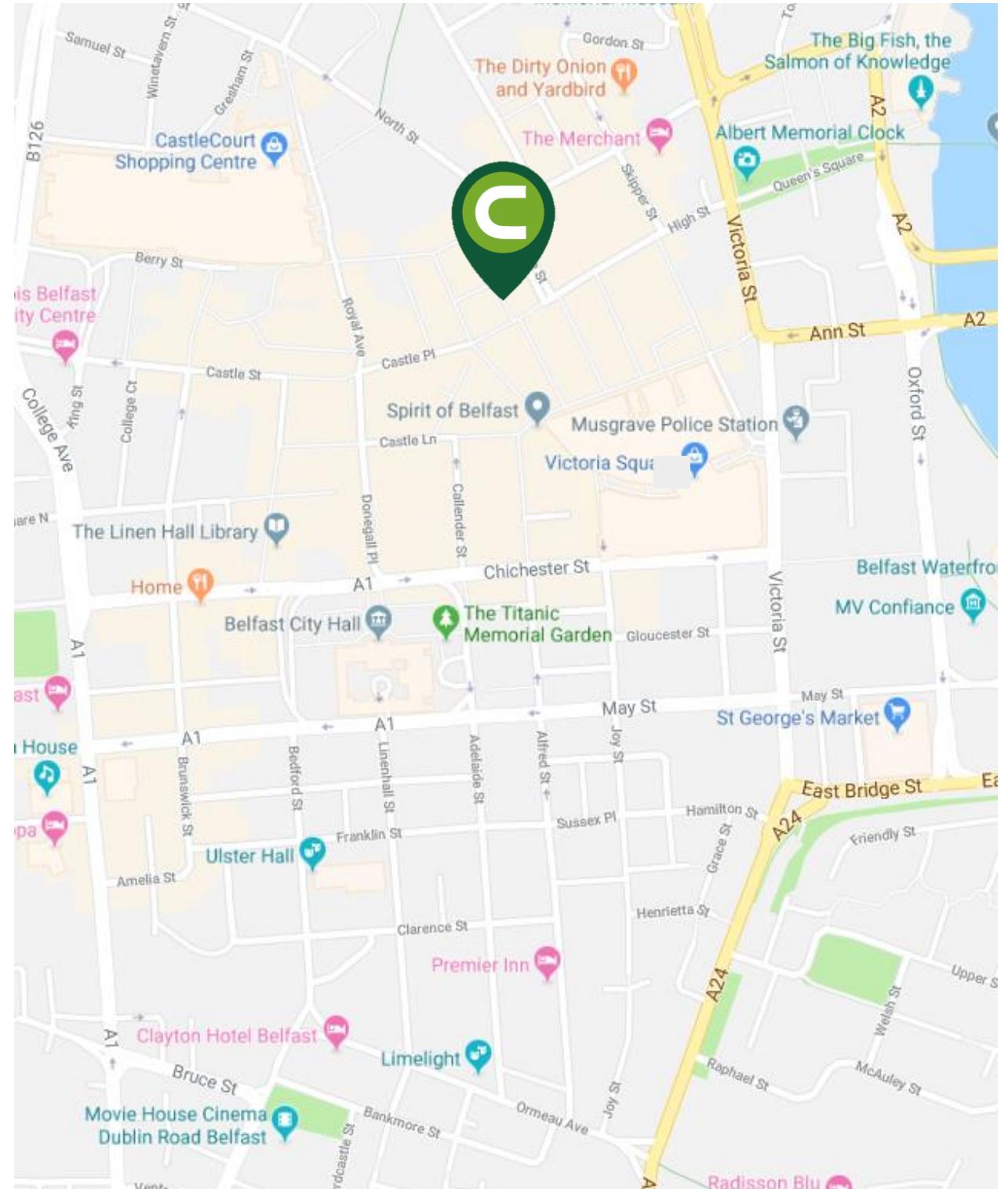
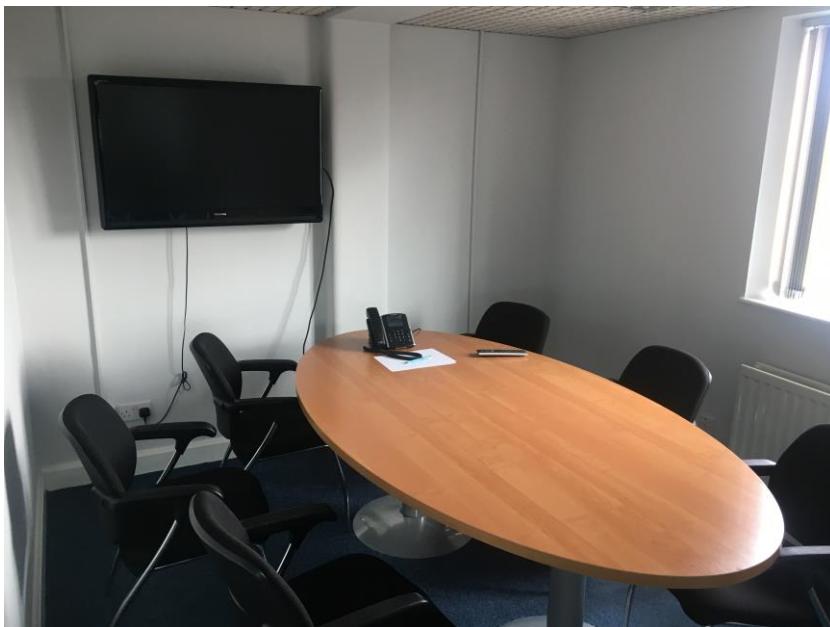
1/3 Lombard Street

LOCATION

The office suite is accessed via Lombard Street, just off High Street, within Belfast city centre. High Street is one of the main shopping streets within Belfast and only a few minutes' walk from Belfast's Cathedral Quarter, Victoria Square and CastleCourt. The main transport hubs of Donegall Quay Bus Centre, Central Station, Great Victoria Train & Bus Station and the Metro network are all within a 10 minute walk of the property. Nearby occupiers include the Post Office, First Trust Bank, Bank of Ireland, Starbucks and The Merchant Hotel.

DESCRIPTION

The property comprises of a 6th Floor office suite with access to a small terrace area. The accommodation is finished with carpeted floors, smooth plastered and painted walls, suspended ceiling with recessed fluorescent lighting. The property is subdivided into an open plan area, 2 no. private offices, tea point and WC.



TO LET – PENTHOUSE OFFICE SUITE 6th Floor, 1/3 Lombard Street, Belfast



1/3 Lombard Street

TENURE

Term	Negotiable
Rent	£10,000 pa
Repairs / Insurance	Internal repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance and management.

RATEABLE VALUE

Unit	Rateable Value	Rates Payable
6 th Floor	£5,000	£2,690

ACCOMMODATION

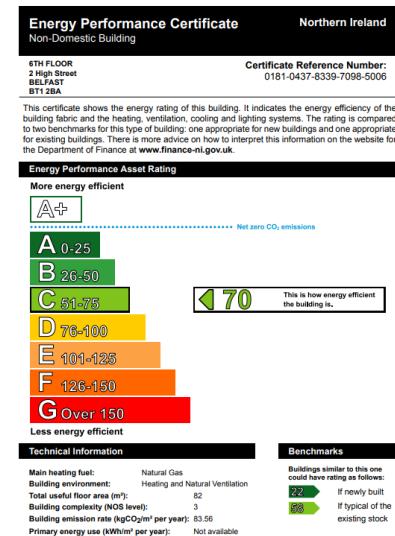
Penthouse Office Suite	877 sq ft	81 sq m
------------------------	-----------	---------

EPC

Copies of the EPC Certificates are available below and can be made available on request.

VAT

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



CONTACT US

Lisa McAteer

Director
t: 028 9043 6753
e: lisa.mcateer@cbre.com

Erin McKee

Surveyor
t: 028 9043 8555
e: erin.mckee@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

July 2020 CBRE ref: 3618

www.cbre.com/ni



@CBRE_NI

CBRE