

# OFFICE SUITES TO LET

25 TALBOT STREET, BELFAST, BT1 2LD

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

Property Video

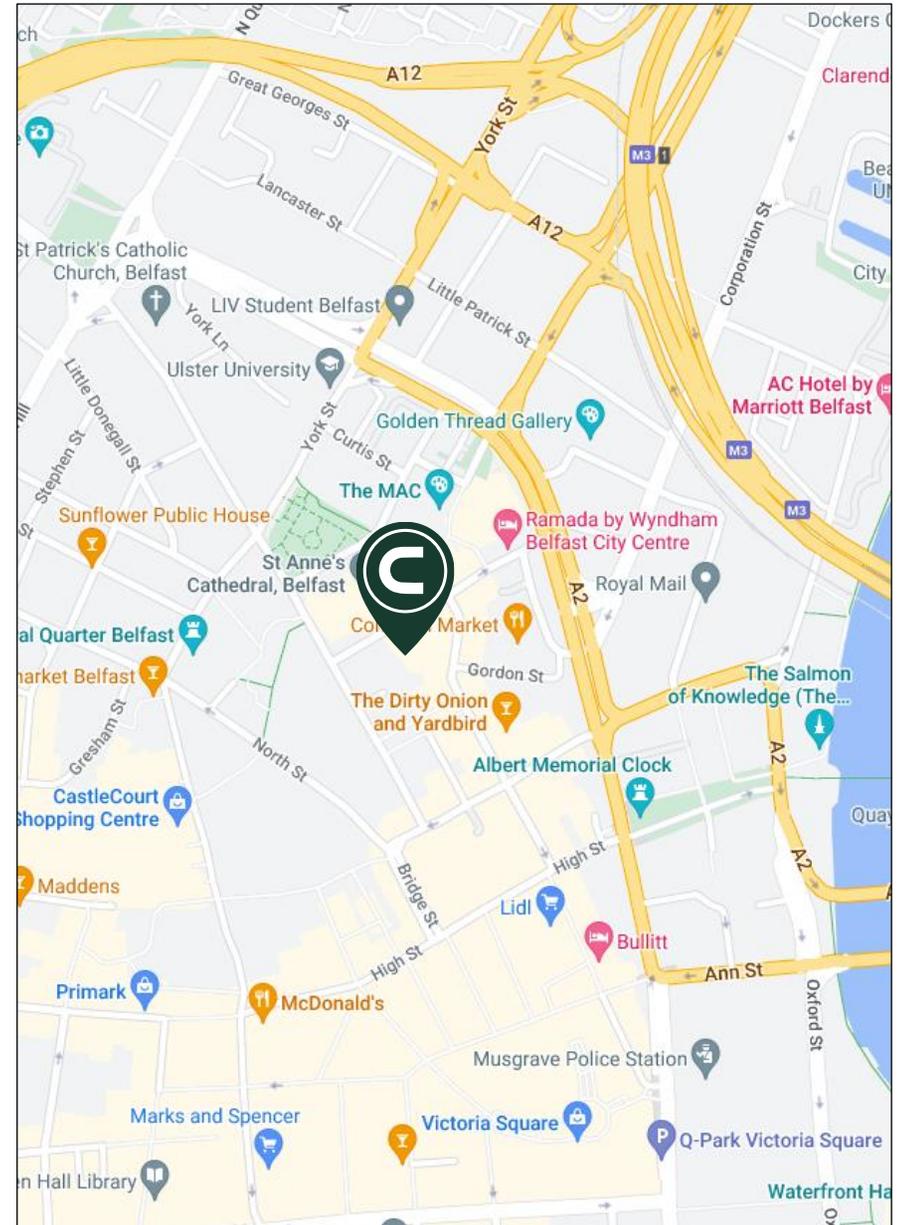


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## Location

Located within the heart of Belfast's Cathedral Quarter the subject property is surrounded by an eclectic mix of bars, restaurants, cafes, creative and professional occupiers. The office suite is accessed via Talbot Street adjacent to St Anne's Square. This location provides immediate connectivity to the retail core and motorway network. The new Ulster University Campus is located within a short walk and is now home to 18,000 students and staff. The Royal Exchange regeneration project, linking Royal Avenue to Cathedral Quarter, is anticipated to commence shortly.



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## Description

The subject property has been refurbished to include full air conditioning and heat recovery system, raised access floors, painted and plastered walls, suspended ceiling and recessed LED lighting. The 2nd Floor office suite benefits from an existing fit out. The 1st floor office suite is currently open plan. Both suites benefit from good natural light. The property is accessed via a communal entrance hall with passenger lifts.

## Tenure

Term	Negotiable
Rent	£18.00 psf pa
Repairs/Insurance	Internal repairing and insuring lease terms. Insurance payable approx. £582.24 + VAT
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance and management. Currently estimated at £6,117 + VAT

## Rateable Value

Unit	Rateable Value	Rates Payable
1st Floor (Estimate)	£43,700	£25,006
2nd Floor	£45,100	£15,807

## Accommodation

Floor	Sq Ft	Sq M
1st Floor	4,098	381
2nd Floor	4,098	381

## VAT

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

## EPC

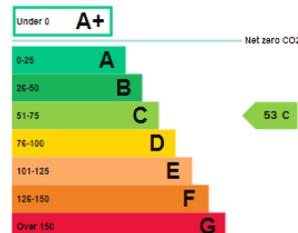
A copy of the EPC Certificate is available adjacent and can be made available on request.

FIRST FLOOR OFFICES 25 Talbot Street BELFAST BT1 2LD	Energy rating <b>C</b>
Valid until 23 September 2028	Certificate number 0210-3999-0348-9451-9010

Property type B1 Offices and Workshop businesses  
Total floor area 404 square metres

### Energy rating and score

This property's energy rating is C.



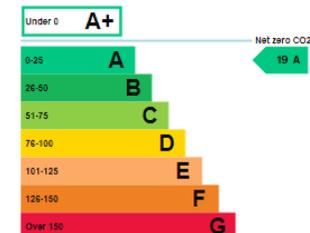
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

SECOND FLOOR OFFICES 25 Talbot Street BELFAST BT1 2LD	Energy rating <b>A</b>
Valid until 13 March 2029	Certificate number 0832-0931-9949-1507-9002

Property type B1 Offices and Workshop businesses  
Total floor area 404 square metres

### Energy rating and score

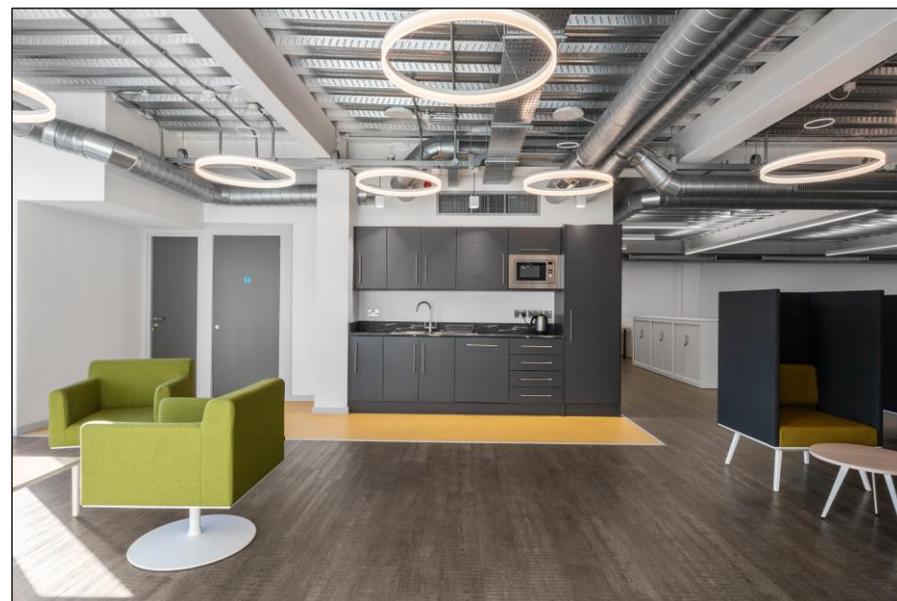
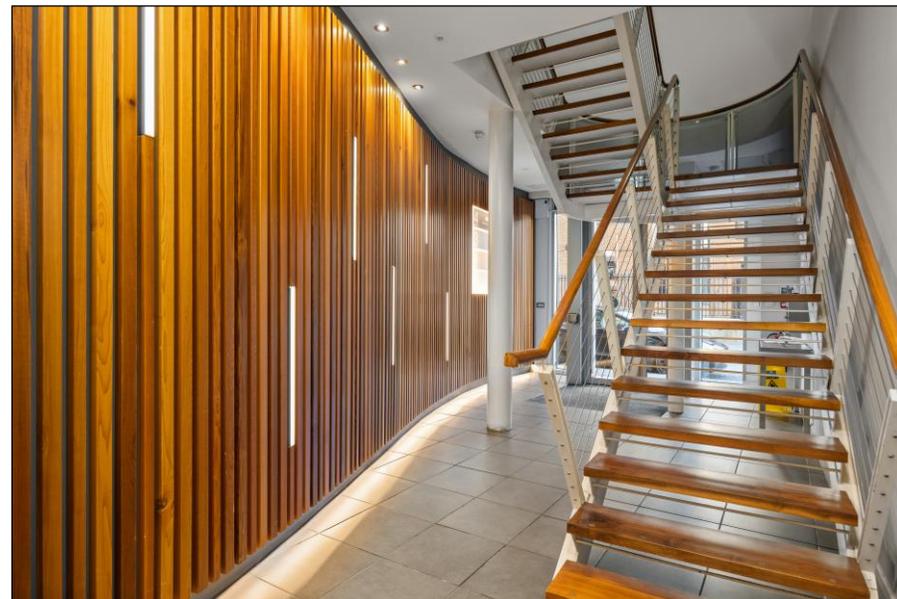
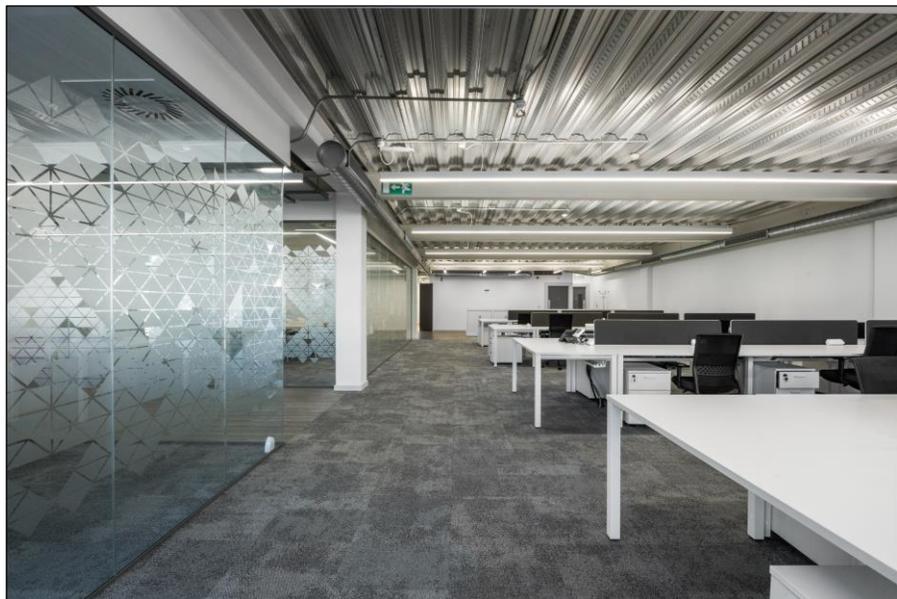
This property's energy rating is A.



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