

WELLINGTON BUILDINGS TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

3RD FLOOR , 2-4 WELLINGTON STREET, BELFAST



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Location

The subject property is located within Belfast City Centre, situated on Wellington Street, just off Donegall Square West. The property lies adjacent to Belfast City Hall providing ease of access to both taxi and bus terminals along with the Coca-Cola Zero Belfast Bikes scheme. The area has seen extensive development with several new hotels opening including the Maldron Hotel and Grand Central Hotel. PWC will be locating at nearby Merchant Square in 2020. Occupiers in the area include BNP Paribas, Danske Bank, Scottish Provident Building, The Apartment, Caffè Nero and Patisserie Valerie.



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Description

The subject property offers a newly refurbished office, to include boardroom and meeting rooms, finished to a high standard. The building benefits from 2 no. passenger lifts. Toilet and kitchen facilities are available on each floor.

Tenure

Term	Negotiable
Rent	£18 psf
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £38,000. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £21,744.

VAT

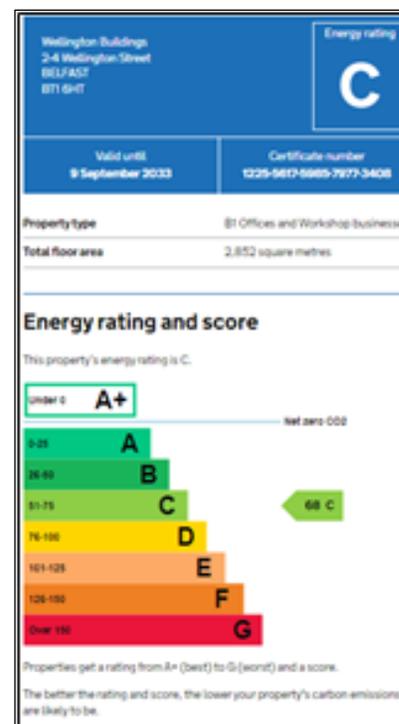
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Part 3 rd Floor	2,190 Sq Ft	203 Sq M

EPC

The building has been rated as B-46 under EPC regulations.
A copy of the EPC Certificate is available below and can be made available on request.



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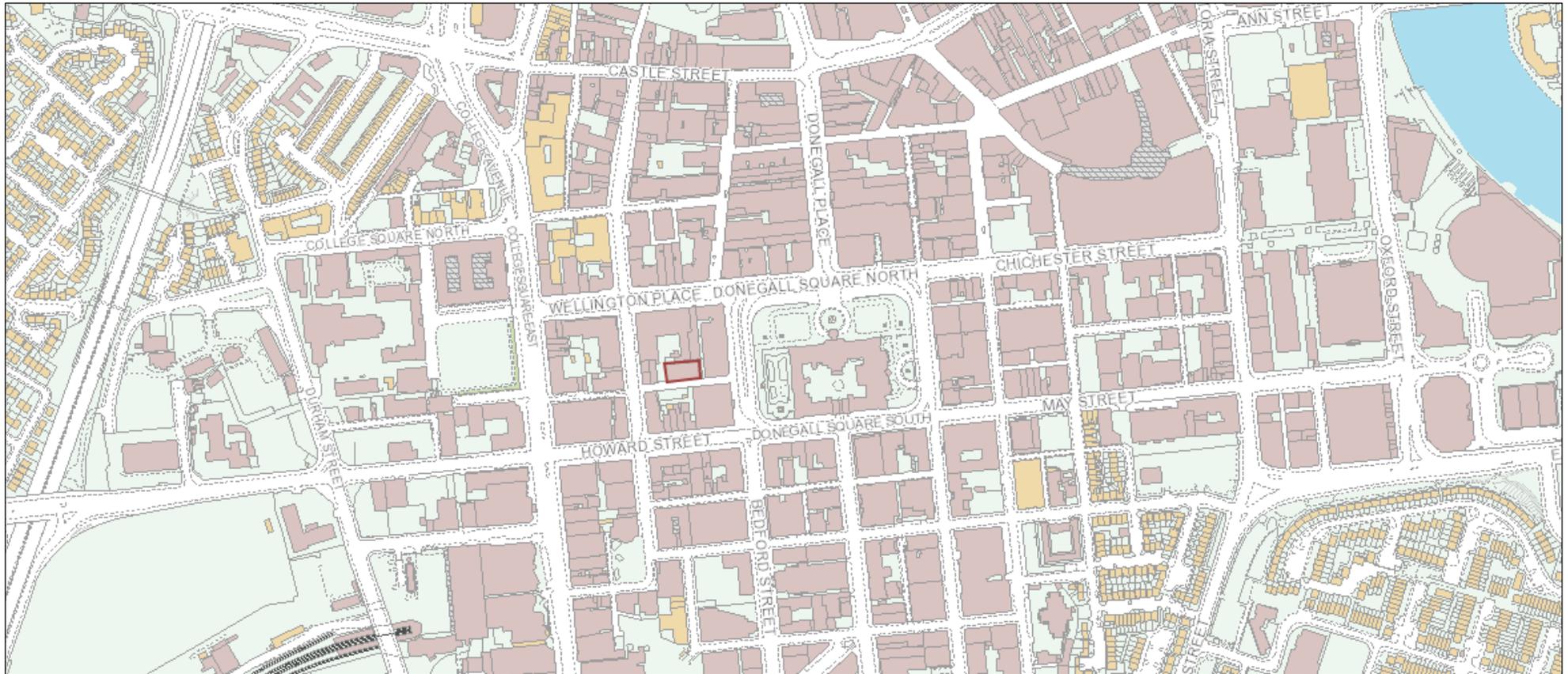
CBRE FLOORED PLANS

[Click here](#) to design your own personalised fit out plan with a 3d virtual walkthrough



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