

# OFFICE SUITE TO LET

133 ROYAL AVENUE, BELFAST, BT1 1FG

**CBRE NI**

PART OF THE AFFILIATE NETWORK



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## Key Benefits

- Located next to the new Ulster University Belfast campus
- A large range of coffee shops and eateries in the local vicinity
- George Best Belfast City airport within a 10-minute drive
- 10-minute walk to Victoria Square
- Within a 10-minute walk to both Central and Europa Bus and Train Stations
- Suites are available ranging from 979 sq ft to 3,089 sq ft

## Location

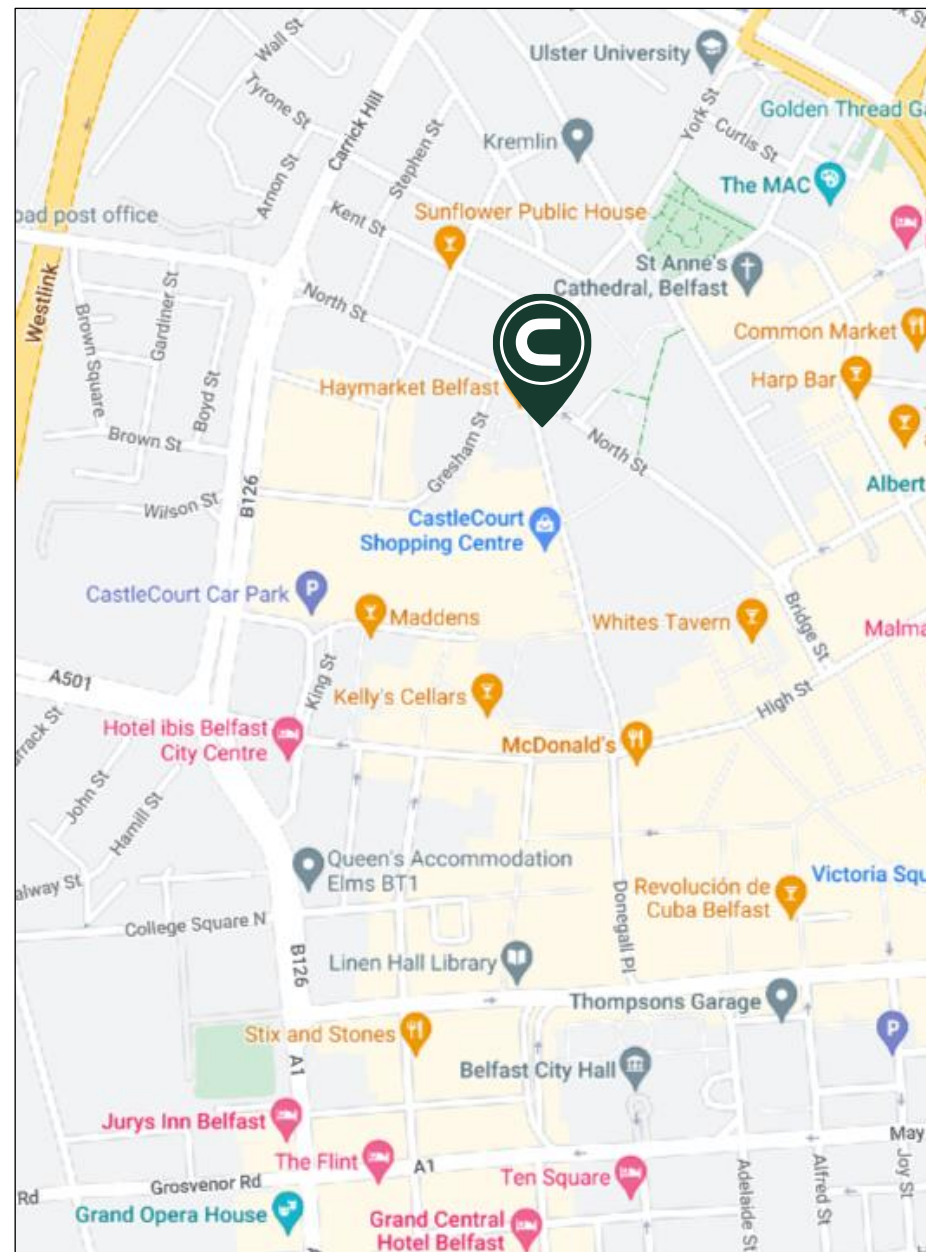
Located in the heart of Belfast city centre, Royal Avenue has been the city's principle shopping thoroughfare since its establishment in 1881. The property is next to the new Ulster University campus on York Street which brings 15,500 students and staff studying and working in the area.

The property is 200 metres from Castle Court Shopping Centre and a short walk to the Cathedral Quarter with the area surrounding the site comprising a mix of uses including residential, commercial, restaurants, bars and pubs.

## Description

The subject property comprises 3 floors of refurbished office space. The building benefits from on-site parking and a secured buzzer entry system.

The office suites are finished to a high standard to include carpeted floors throughout, smooth plastered and painted walls, double glazed windows, feature LED lighting, gas fired central heating and a high-speed passenger lift. Suites are available ranging from 979 sq ft to 3,089 sq ft.



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## Tenure

Rent	£14.50 psf
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc

## Rates

Office Suite	NAV	Rates Payable
1 <sup>st</sup> Floor, Office B	Est. £4,896	Est. £2,934
2 <sup>nd</sup> Floor, Office A	£7,000	£4,006
2 <sup>nd</sup> Floor, Office B	£6,650	£3,805

*\*The rates quoted above may be eligible for the 20% Small Business Rates Relief.*

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## Accommodation

Part 1 <sup>st</sup> Floor		
Office B	717 Sq Ft	67 Sq M
2 <sup>nd</sup> Floor		
Office A	1,131 Sq Ft	105 Sq M
Office B	979 Sq Ft	91 Sq M

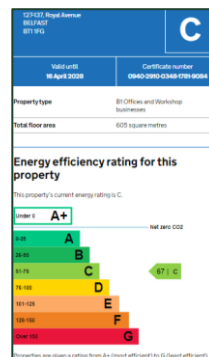
## VAT

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

## EPC

The building has been rated as C-67 under EPC regulations.

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





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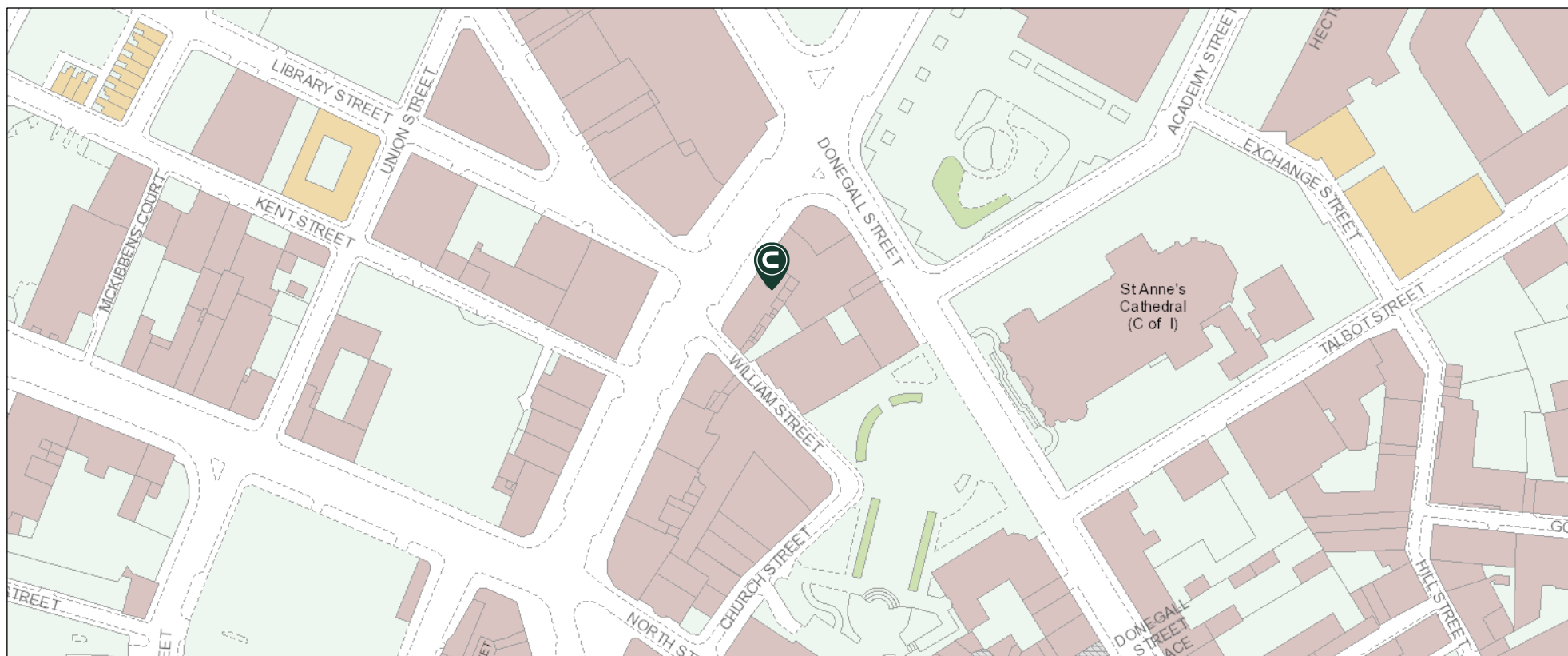


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## Contact Us

Lisa McAteer

Senior Director

T: 07920188003

E: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

Rory Kelly

Graduate Surveyor

T: 07557760331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

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