



Upper Floor Office Suites/Studio Space

Property Highlights

- Flexible lease terms, subject to agreement.
- Available for immediate occupation.
- Suites of approximately 617 sqft (57.33 sqm), 632 sqft (58.74 sqm) and 762 sqft (70.82 sqm) currently available.

For more information, please contact:

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

James Russell
028 9023 3455
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

TO LET – ON SHORT TERM FLEXIBLE BASIS 37- 39 Queen Street, Belfast, BT1 6EA

Location

The building occupies a highly prominent position in Belfast city centre on Queen Street at its junction with College Street, only c. 100m from Wellington Place.

It is situated within a few minutes walk of Belfast City Hall, the Great Victoria Street Bus & Rail Terminus as well as the City's retail core of Donegall Place and Victoria Square Shopping Centre.

Description

The available suites are situated on the 2nd, 3rd Floor & 4th Floors of this striking 5 storey red brick former mill building.

The suites provide economical office/studio space fitted to include wooden floors, plastered & painted walls and high ceilings. The 2nd & 3rd Floor suites provide kitchen and WC facilities. The suites also benefit from excellent natural light.

Accommodation

The available accommodation extends to the following approximate areas:

Description	Sq Ft	Sq M
Part 2 nd Floor	617	57.33
Part 3 rd Floor	762	70.82
Part 4 th Floor	632	58.74

Lease Details

Term	Flexible - By Negotiation.
Rent	2F Suite: £550 per month* 3F Suite: £650 per month* 4F Suite: £580 per month* *Inclusive of Service Charge but excluding rates & utilities.
Repairs	Tenant Responsible for internal repairs and maintenance to the suites.

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.

NAV

We are advised by Land & Property Services that the NAVs for the suites are as follows:

Pt 2nd Floor: £3,800 – Rates Payable Approx. £2,045 pa (2020/21)

Pt 3rd Floor: £3,200 – Rates Payable Approx. £1,722 pa (2020/21)

Pt 4th Floor: £3,350 – Rates Payable Approx. £1,803 pa (2020/21)

VAT

We are advised that the property is not elected for VAT.

