

To Let

Excellent Second Floor Office Accommodation
St George's Building, 37-41 High Street, Belfast BT1 4DQ



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Summary

- Occupying an extremely prominent and highly accessible City Centre location
- Second floor office suite extending to approx. 1,819 Sq Ft - 169 Sq M
- Fully fitted accommodation requiring minimal expenditure
- Ready to walk into
- Immediately available

Location

Belfast is the Capital of Northern Ireland being the principal administrative, commercial, cultural and educational Centre for the region.

The City offers excellent transport links to the rest of the UK and Europe beyond with the two main airports offering daily international and domestic flights as well as bus and rail services linking Belfast with Dublin being the Capital and main administrative hub in the South of Ireland.

The two cities are only 1hr 30mins apart by road.

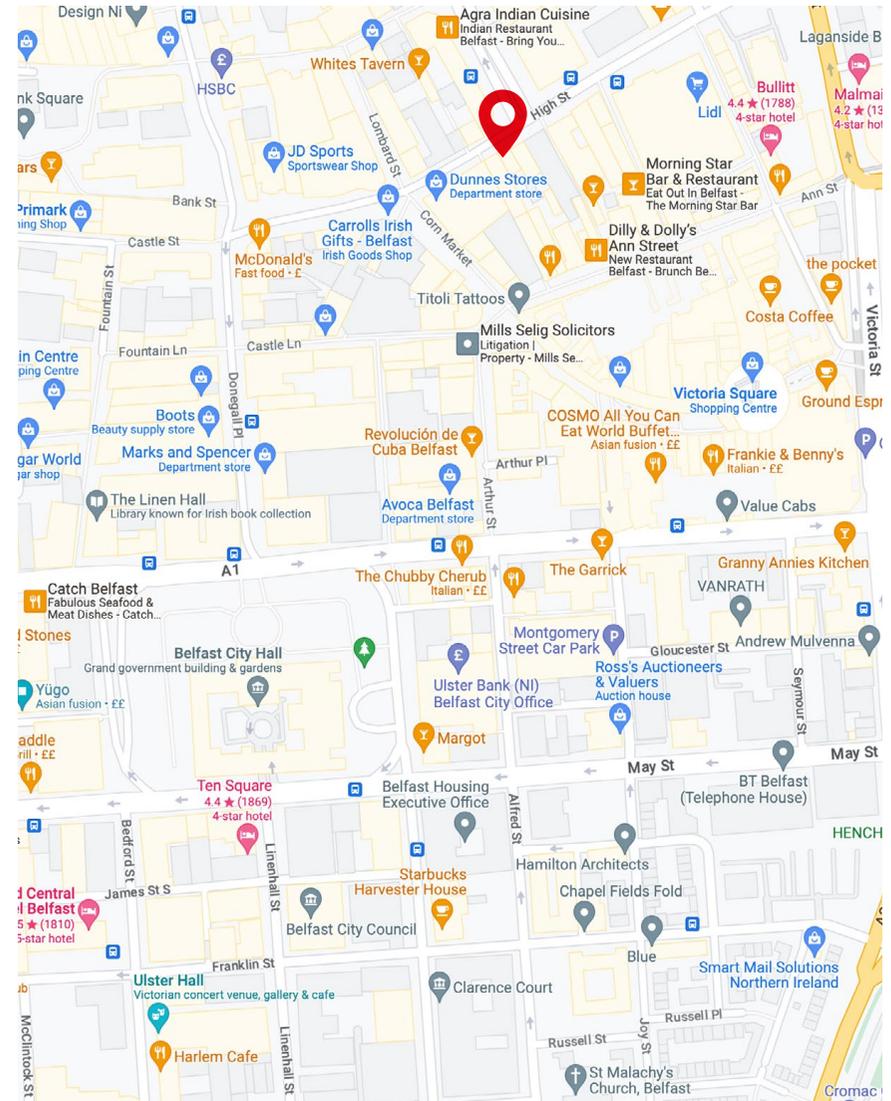
37-41 High Street, Belfast occupies an extremely prominent location in the Centre of Belfast with multiple bars, offices, shops and hotels in the immediate vicinity including, Lidl, River House, The Post Office, O'Hare's Solicitors and The Merchant Hotel. It is easily accessible by public transport with a bus stop directly outside the building. The nearby Hi-Park multi storey car park offers over 500 car parking spaces.

High Street is a busy thoroughfare which links Castle Street and Bridge Street. It's a 2 minute walk from the popular Cathedral Quarter which boasts some of the most popular restaurants and bars in the city.

Description

Located in the St. Georges Buildings which is a 4 storey 18th century building situated on High Street Belfast, The building is currently listed with a grade of B1. The office is currently configured to provide open plan office space, with a boardroom, four separate offices, and a kitchen area.

- Main door intercom
- Plastered and painted walls
- Surface mounted fluorescent lighting
- Heating is energy efficient ATC electric panelled heaters which have built-in stat & timer
- The offices are currently cabled for Cat 5
- Carpeted flooring



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Second Floor Office	1,819	169

Lease Details

Term: By negotiation
Rent: £24,000 per annum
Service Charge: Included within the rent

Repairs

Tenant responsible for all internal repairs and maintenance.

Buildings Insurance

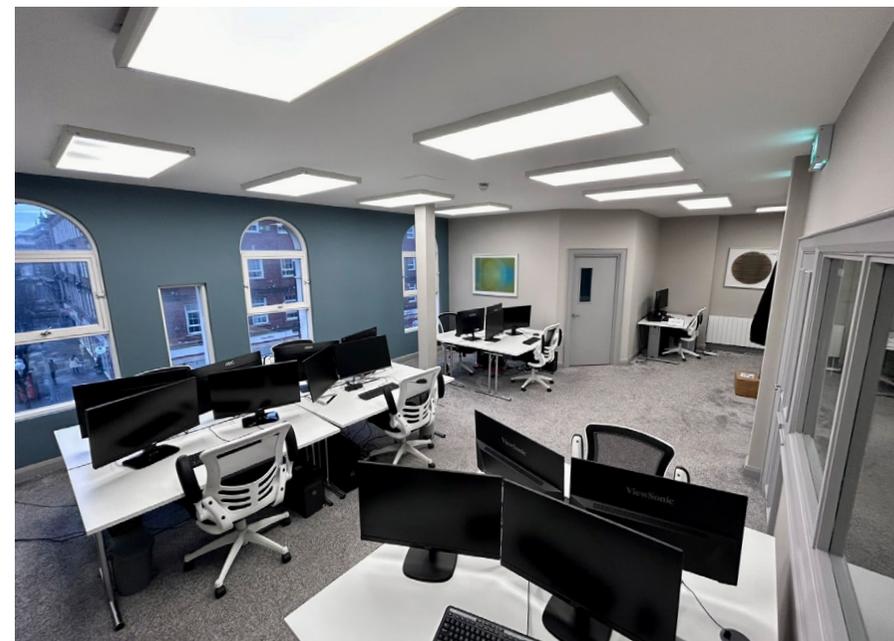
Tenant to reimburse the landlord in respect of a fair proportion of the premium.

NAV

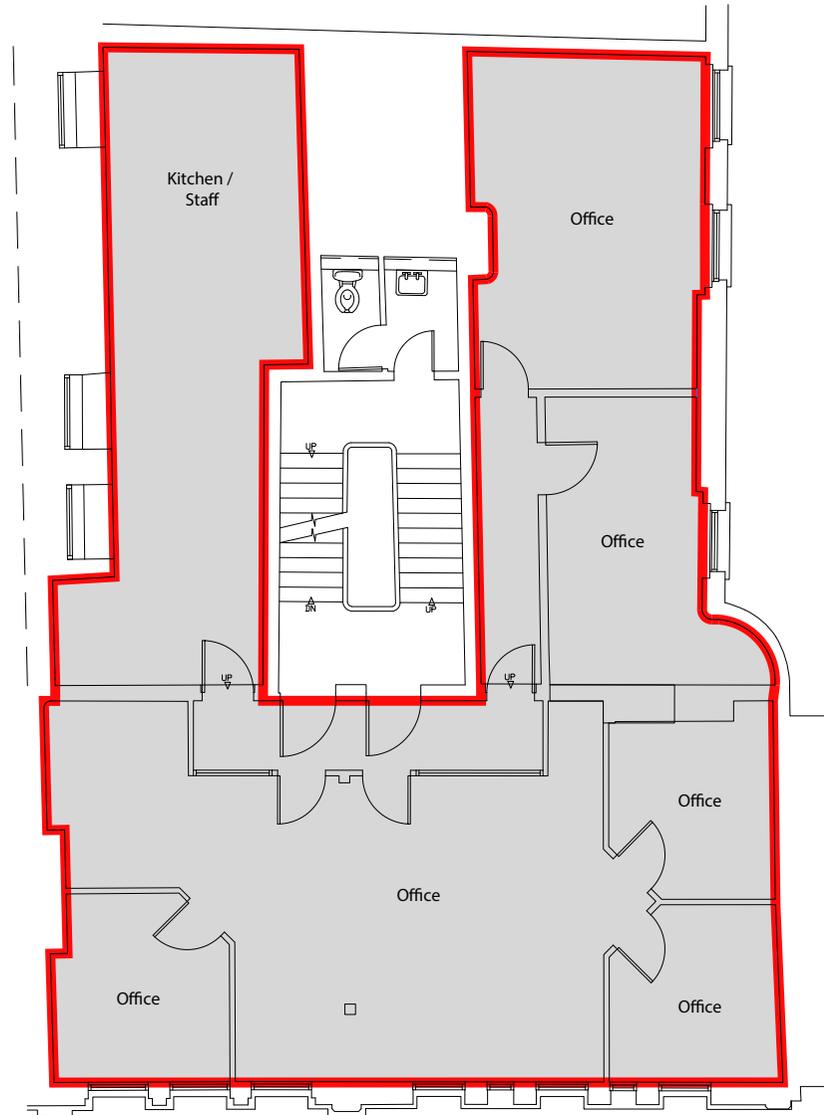
The NAV of the property is currently estimated at £11,013 therefore estimated rates payable of approx. £6,302.

VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.

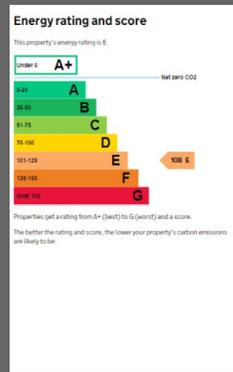


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Existing Second Floor Plan

EPC



McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

Robert Toland

028 9023 3455

07980 740270

robert.toland@cushwake-ni.com

James Russell

028 9023 3455

07815 742152

james.russell@cushwake-ni.com



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