



**To Let City Centre Office Premises**  
1st & 2nd Floor, 12-16 Castle Lane, Belfast, BT1 5DA

**FRAZER  
KIDD**



# To Let City Centre Office Premises

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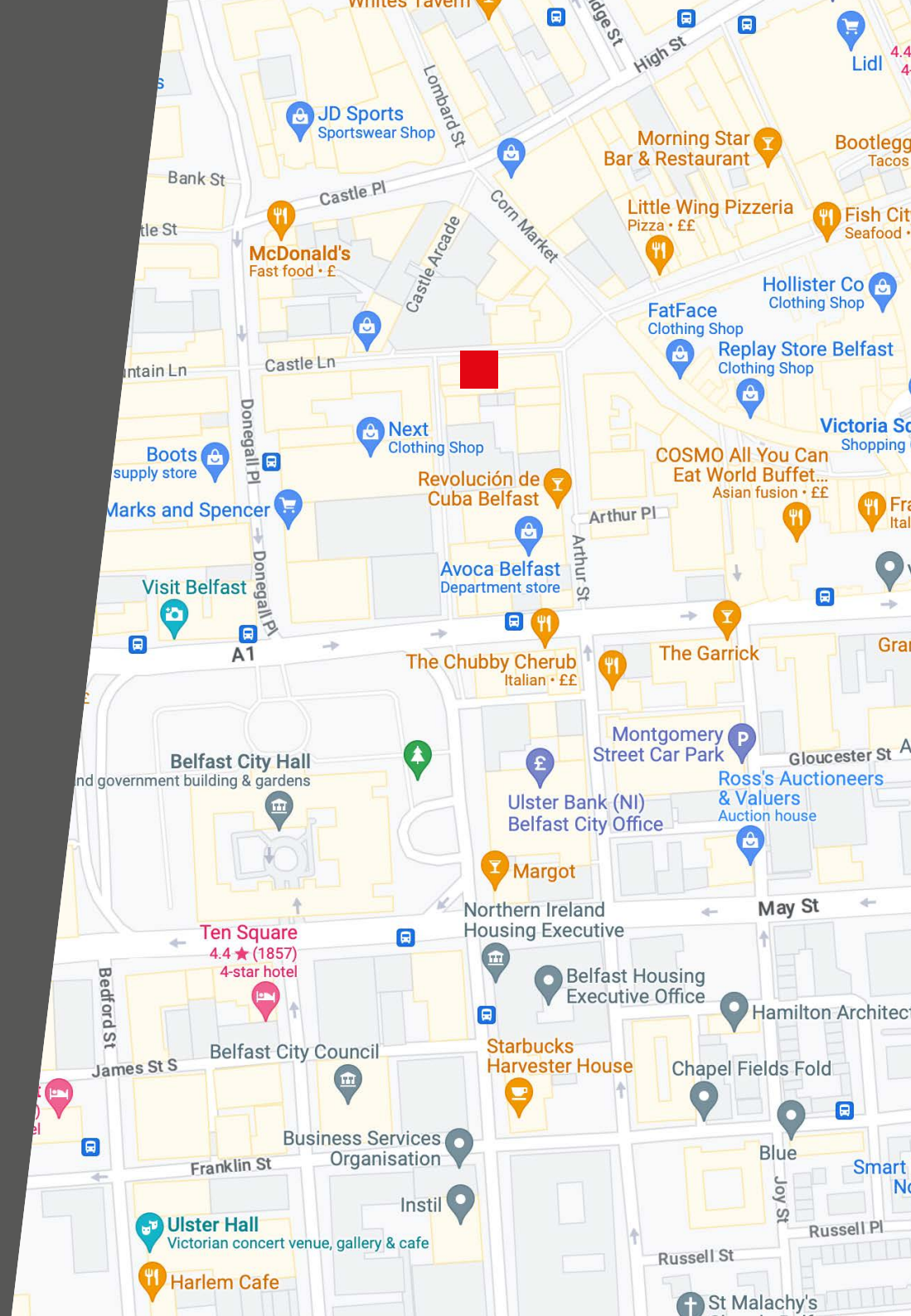
## Summary

- Modern high specification offices fronting onto Castle Lane, Belfast City Centre.
- The premises are finished to a good standard extending to c.1,971 Sq Ft.
- Fully refurbished air conditioned offices ready for immediate occupation.

## Location

The subject property is located in the heart of Belfast City Centre fronting onto Castle Lane, close to its junction with Arthur Street, Arthur Square, Cornmarket, and Ann Street.

The offices enjoy the benefit of being close to amenities such as retailing, coffee shops, and restaurants. The property is situated close to Marks & Spencer, Subway, Caffé Nero, Starbucks, Greggs, and Tribal Burger.



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## Description

These modern fully refurbished offices are designed and fitted out to a high specification to include fluorescent LED strip lighting, air conditioning, with a W/C and kitchenette on both floors, and a modern contemporary finish. The accommodation is ready for immediate occupation and is suited to being let to a single occupier or to multiple tenants.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
First Floor	Office	85.87	925
	Store 1	1.91	21
	Store 2	3.24	35
	W/C		
<b>Total Approximate Net Internal Area:</b>		<b>91.02</b>	<b>981</b>
Second Floor	Office	85.16	917
	Store	6.78	73
	W/C		
<b>Total Approximate Net Internal Area:</b>		<b>91.94</b>	<b>990</b>

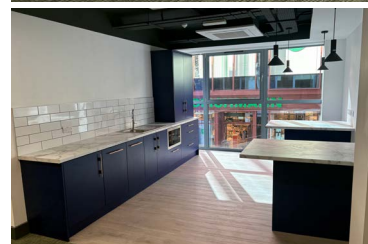
## Lease

Length of lease by negotiation

## Rates

To be assessed

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



1st Floor



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## Rent

Each floor can be let together or independently.

1st floor - £14,000 per annum.

2nd floor - £14,000 per annum.

## Repair

Tenant responsible for interior repairs.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part and repayment of building insurance.

## VAT

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

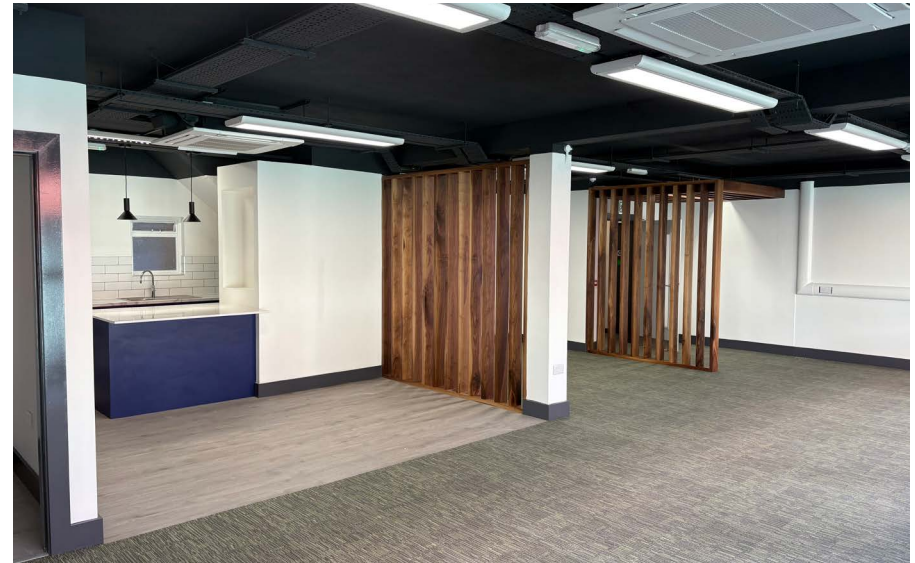
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)



2nd Floor



For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
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#### Disclaimer

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## EPC



1st Floor

2nd Floor