



To Let Office Suites
1st & 2nd Floor, 2 Church Lane, Belfast


**FRAZER
KIDD**

To Let Office Suites

1st & 2nd Floor, 2 Church Lane, Belfast

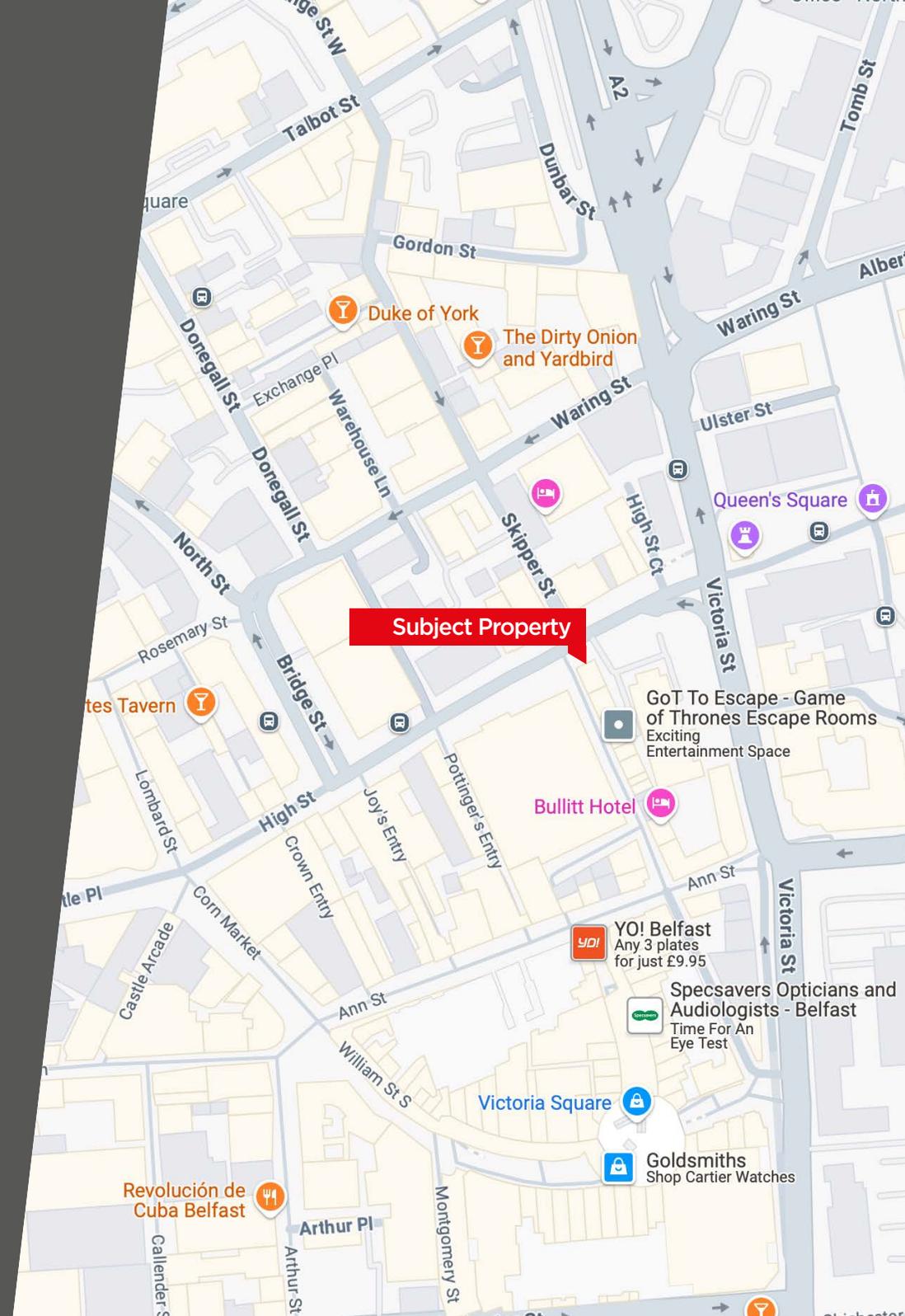
Summary

The subject building is situated in a prominent location at the junction where High Street meets Church Lane in Belfast City Centre, very close to the Cathedral Quarter, Laganside Bus Station and also within close proximity to the Law Courts.

The offices are mostly open plan in nature and are finished to a high specification.

Description

The offices are finished to a high standard and include suspended ceilings, air conditioning, full decoration, kitchen/tea point facilities and a private wc/whb. The office suite is served by a passenger lift.



To Let Office Suites

1st & 2nd Floor, 2 Church Lane, Belfast

Accommodation

Description	Sq. M	Sq. Ft
First Floor	78.97	850
Second Floor	78.97	850

Repairs

Tenant responsible for all internal repairs.

Lease

Length of lease by negotiation.

Rent

First floor - £8,000pa

Second floor - £8,000pa

Management Fees

The tenant will be responsible for payment of the Landlord's management fee calculated at 5% of the annual rent payable plus vat.

Insurance

Tenant is responsible to reimburse the Landlord with a proportionate amount of the insurance premium in respect of the insuring of the entire building of which the premises forms part.

Service charge

The tenant will be responsible for payment of a service charge in respect of the cleaning and lighting of common areas, the maintenance of the passenger lift, alarm system and external repairs.

VAT

The building is not VAT registered.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

07775 924283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both 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/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.