



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

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**FRAZER
KIDD**

To Let Office Suites

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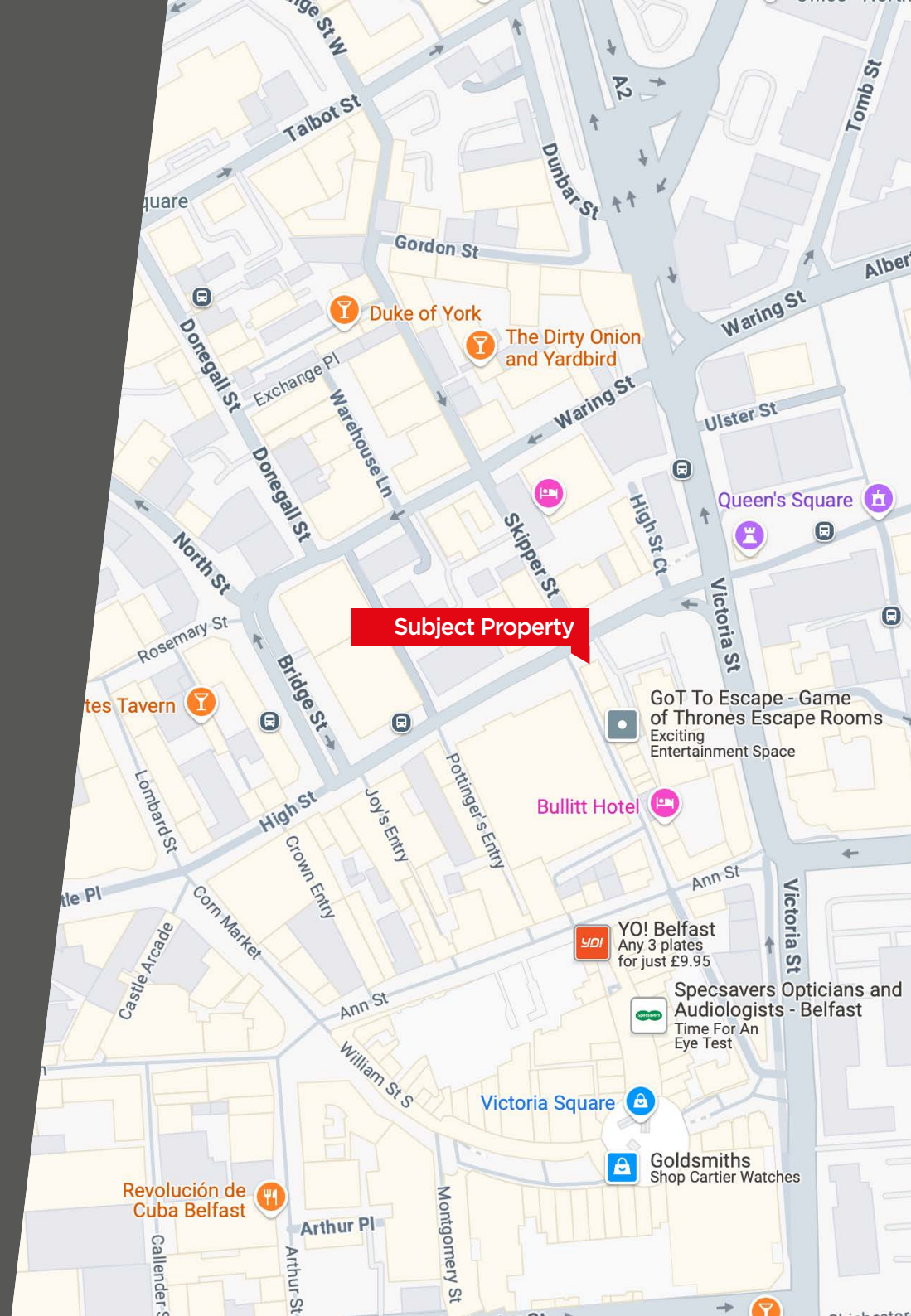
Summary

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.



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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

EPC

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

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