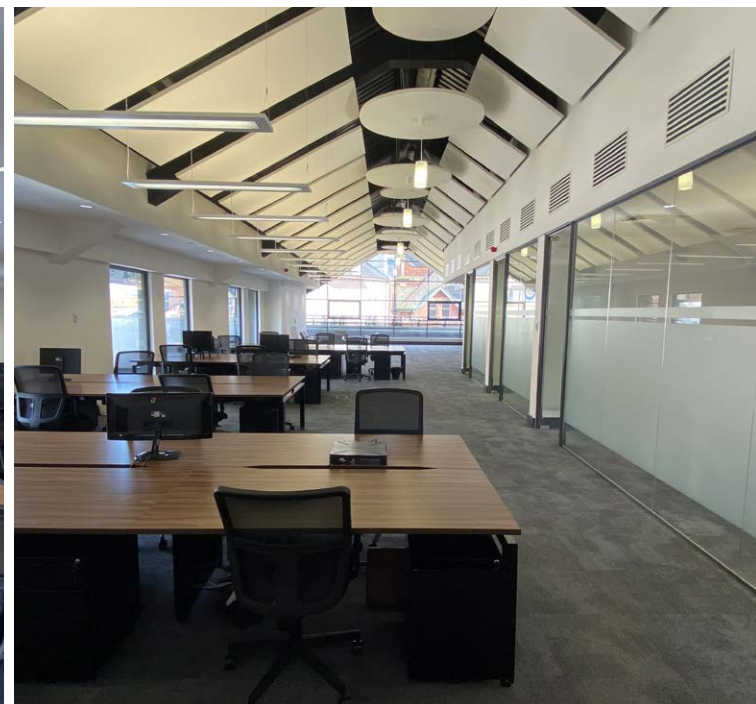


TO LET - FULLY FURNISHED PENTHOUSE OFFICE SUITE

3RD FLOOR, 1 - 3 ARTHUR STREET, BELFAST, BT1 4FB



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Summary

- Impressive penthouse office suite of c. 2,960 sq ft overlooking Arthur Square, arguably the busiest intersection point in Belfast City Centre.
- The premises are fully fitted to a high standard to include furniture and ready for immediate occupation.
- Suitable for an array of professional office users e.g. solicitors, accountants, architects, IT, etc.
- The property benefits from a range of amenities situated on its doorstep to include Starbucks, Greggs, Marks & Spencer and Victoria Square Shopping Centre.

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Location

The property is situated in the heart of Belfast City Centre, at the corner of Castle Lane and Arthur Street, directly above Starbucks overlooking Arthur Square.

Arguably one of the busiest locations in Belfast, Arthur Square is the home of 'The Spirit of Belfast' - a public art sculpture which provides for a high-profile meeting point in the City Centre.

The premises are situated close to the entrance of Victoria Square Shopping Centre and therefore benefits of being within a short stroll of amenities such as retailing, coffee shops, restaurants, public transport, car parks etc.

Description

The premises are located at third floor level, i.e. the top floor of 1-3 Arthur Street, providing for excellent views over Arthur Square. The building is fitted with a passenger lift.

The office suite is fitted out to a very high standard throughout, incorporating a part open plan layout together with the benefit of a number of private office suites, kitchen and toilet facilities.

The accommodation is finished to include raised access carpeted flooring, air-conditioning and led lighting.

Accommodation

The office suite has an approximate Net Internal Area of 2,960 sq ft (275 sq m).

Rent

Inviting offers in the region of £48,500 per annum.

Lease

Length of lease by negotiation.

Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in maintaining the common areas, repayment of the landlord's insurance premium and agent's management fees.

Rates

NAV: £28,500

Rate in £ (2020-2021): 0.538166

Rates Payable: £15,337.73 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

Viewing

Strictly by appointment with the sole letting agents.

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FRAZER KIDD

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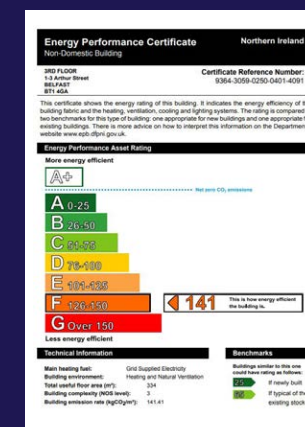
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EPC



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