



To Let City Centre Office Premises

3rd Floor, 12-16 Castle Lane, Belfast BT1 5DA



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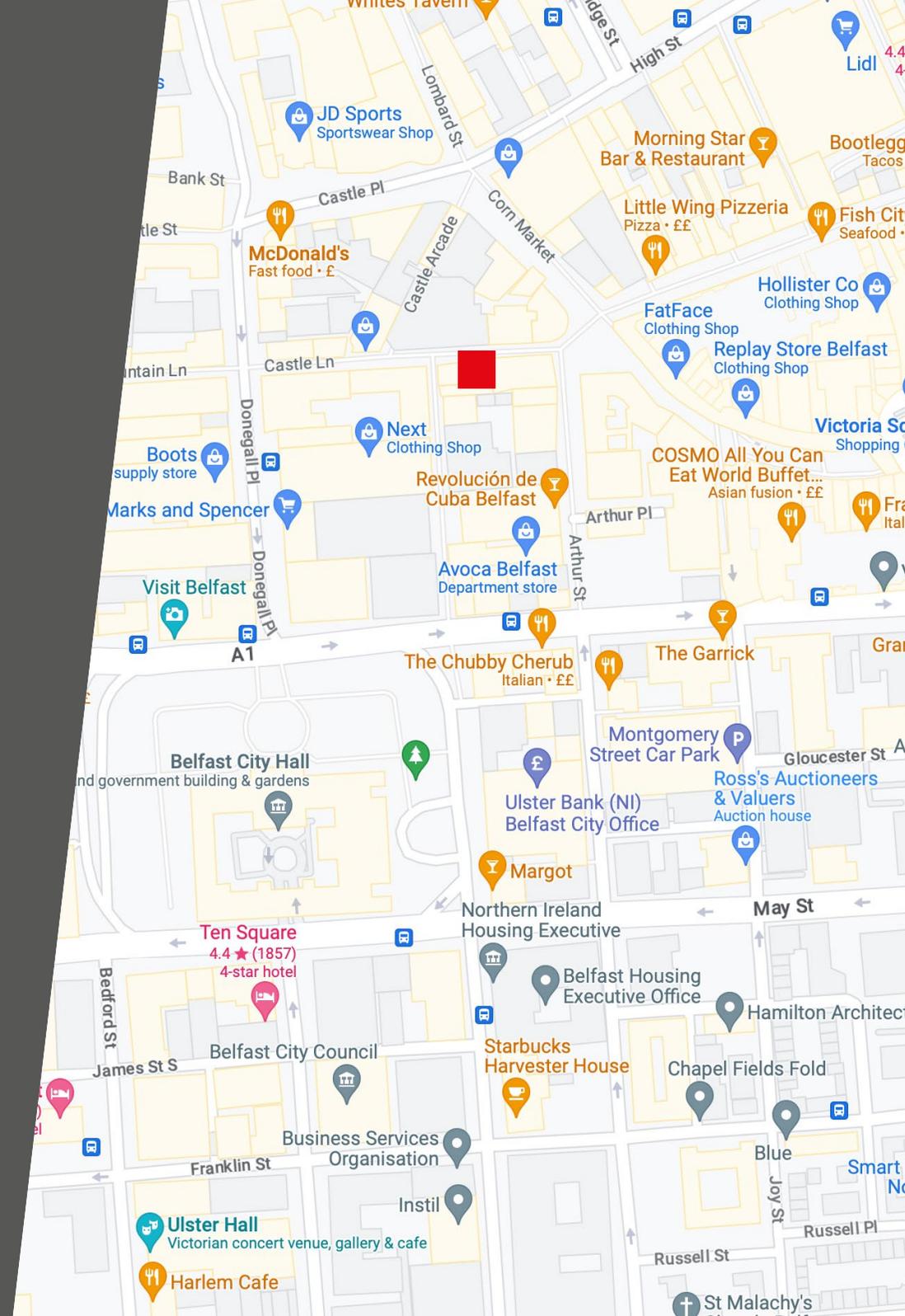
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Summary

- 3rd Floor office suite extending to c. 922sq.ft.
- Situated on the corner of Castle Lane at its junction with Callender Street, close to Arthur Square.
- Neighbouring occupiers include retailers, coffee shops and restaurants Dylan Oaks, Lush, The Works, Starbucks and many more.
- The office suite would be suitable for a variety of professional services e.g. solicitors, accountants, IT etc.

Location

The property is situated fronting onto Castle Lane adjacent to KEEP, a new c.70,000 sq.ft retail & leisure development. Castle lane is the main pedestrian walkway between Victoria Square and Donegall Place and benefits from being a short walking distance from a number of multi-storey and surface car parks plus is convenient to bus and rail transport.



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Description

The property comprises of an open plan office to include a small kitchen located on Castle Lane and Callendar Street Junction. The premises is finished to a good standard to include suspended ceiling with recessed lighting, plastered and painted walls, door intercom system, full height floor to ceiling windows and air-conditioning. The office benefits from some office equipment such as chairs, desks.

Accommodation

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

Description	Sq. M	Sq. Ft
Open Plan Office	78.1	840
Small Office	7.63	82
Total Approximate Net Internal Area:	85.74	922

Text.

Lease

Length of lease by negotiation

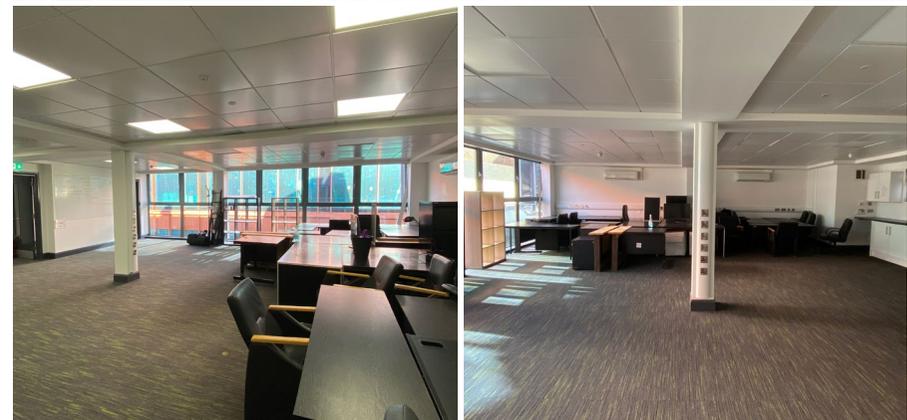
Rates

NAV: £8,950

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £5,121.38 per annum

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).



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Rent

Inviting offers in the region of £8,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

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 form's part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which is payable.

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:

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EPC



Disclaimer

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