

NOT JUST A DESK
BUT YOUR OWN
OFFICE TO RENT

CALLENDER
BUILDINGS
BELFAST

6/6A CALLENDER STREET, BELFAST, BT1 5HX.



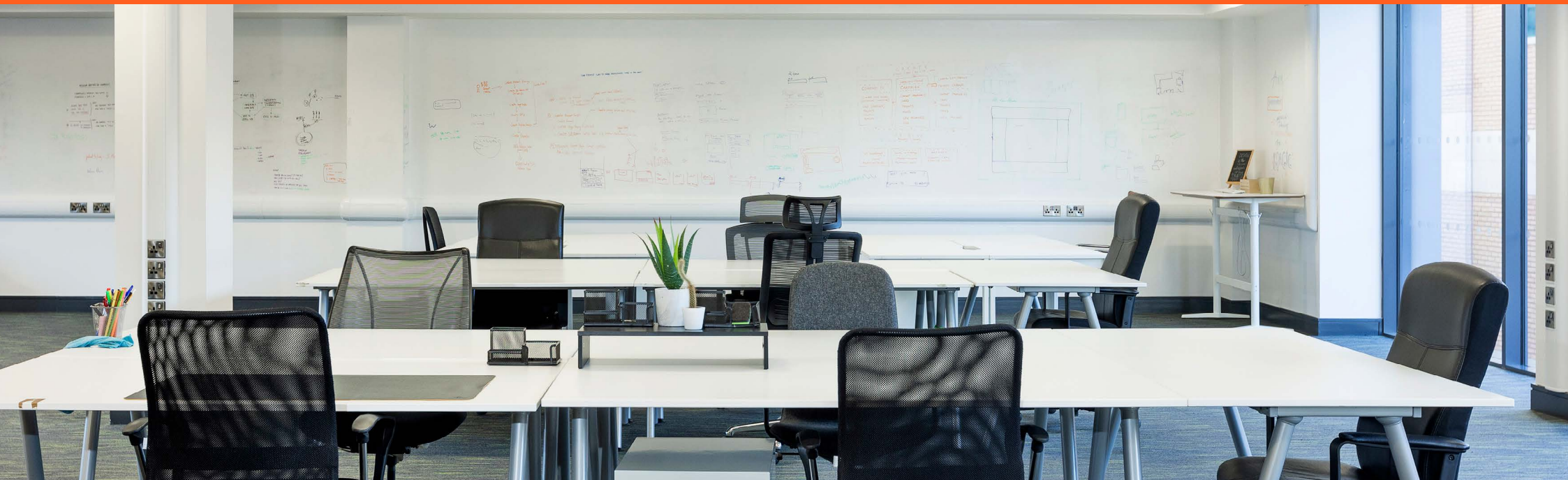


Floor areas from
334 - 4,240 sq ft
available to let

RENTING AN OFFICE
PROVIDES NUMEROUS
ADVANTAGES OVER
RENTING A DESK

It offers a dedicated, private space that can enhance productivity and focus, free from the distractions commonly found in shared environments.

An office also allows for greater customization to suit the specific needs of your business, fostering a more professional atmosphere for client meetings and team collaboration. Additionally, having a private office can improve company branding and morale, giving employees a sense of ownership and stability that a desk rental in a shared space cannot match.



Recently redeveloped office building situated in the heart of Belfast City Centre.

Comprises of approximately 4,240 sq ft of Grade A office accommodation with on-site car parking.

Accommodation comprises a mix of open plan and private offices with a rooftop terrace overlooking Belfast.

The property is ready for immediate occupation, suitable for an array of professional office users e.g. solicitors, accountants, architects, IT, etc.



Location

The ground floor is occupied by award-winning restaurant, ROAM and the Cuban Sandwich Factory.

Situated close to Marks & Spencer, Subway, Caffé Nero, Starbucks, Greggs and Tribal Burger.

Located in the heart of Belfast City Centre fronting onto Callender Street close to it's junction with Castle Lane.

Callender Street runs between Castle Lane and Chichester Street providing for a very central city location.

The offices enjoy the benefit of being close to amenities such as retailing, coffee shops, restaurants etc.



Description

The offices are designed and fitted to a very high specification to include suspended ceilings, recessed lighting, air conditioning, video door intercom system and modern contemporary common area finishes. The accommodation is ready for immediate occupation.

The building is fully DDA compliant with lift access to all office suites. In addition the building benefits from a ground floor shower room, a ground floor disabled WC/WHB and separate WC/WHBs on each floor.

The top floor benefits from a roof top terrace, with excellent views of the city.

The accommodation is suited to being let to a single occupier or to multiple tenants, with the first floor and second/third floor being let separately.

The accommodation benefits from some private on-site car parking within the rear yard area.

Accommodation

The approximate Net Internal Areas are as follows:-

Floor	Sq. M	Sq. Ft
First Floor		
Office 1		LET
Office 2		LET
Second Floor		
Office 3	218	2,347
Office 4	31	334
Third Floor		
Office 5	32.50	350
Office 6	103	1109
Total	384.5	4,240



Rent

£15 psf.

Service Charge

Tenant to pay a service charge in connection with a proportion of the landlord's costs relating to upkeep of common areas, building insurance and agent's management fees.

Rates

Rates: to be assessed.

VAT

The property is elected for VAT, therefore VAT will be payable in addition to rent.

Viewing

Strictly by appointment with the sole letting agents:

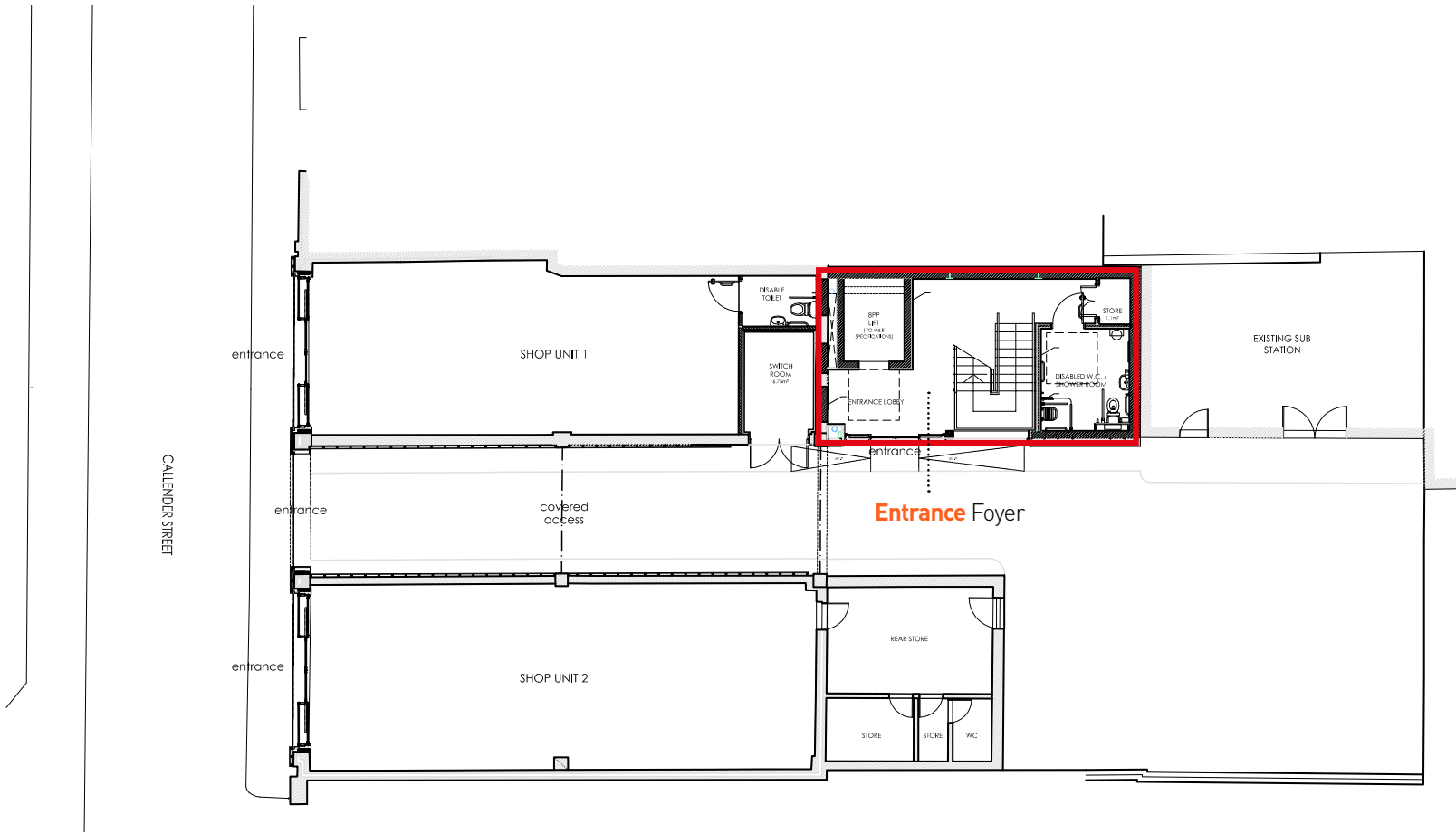
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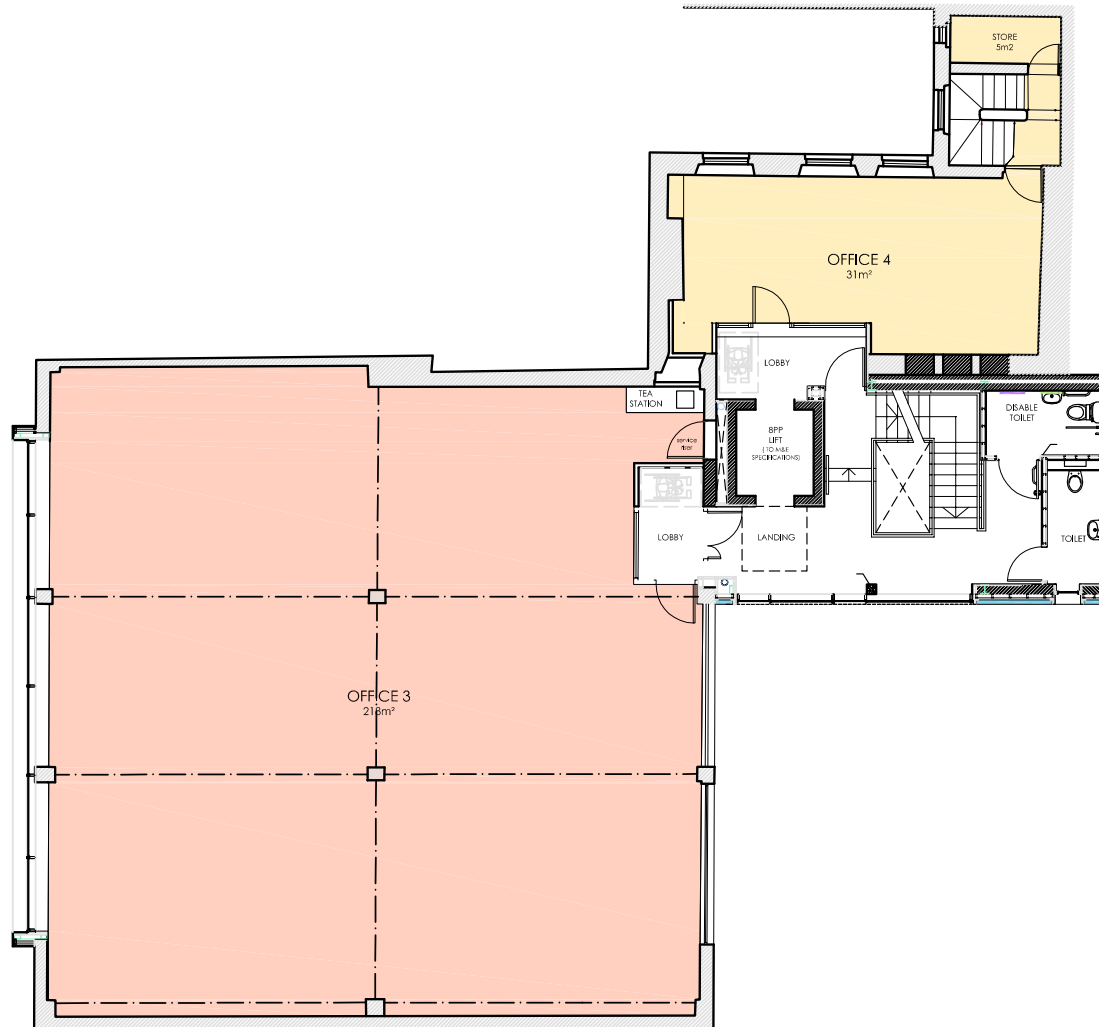


Ground Floor Plan



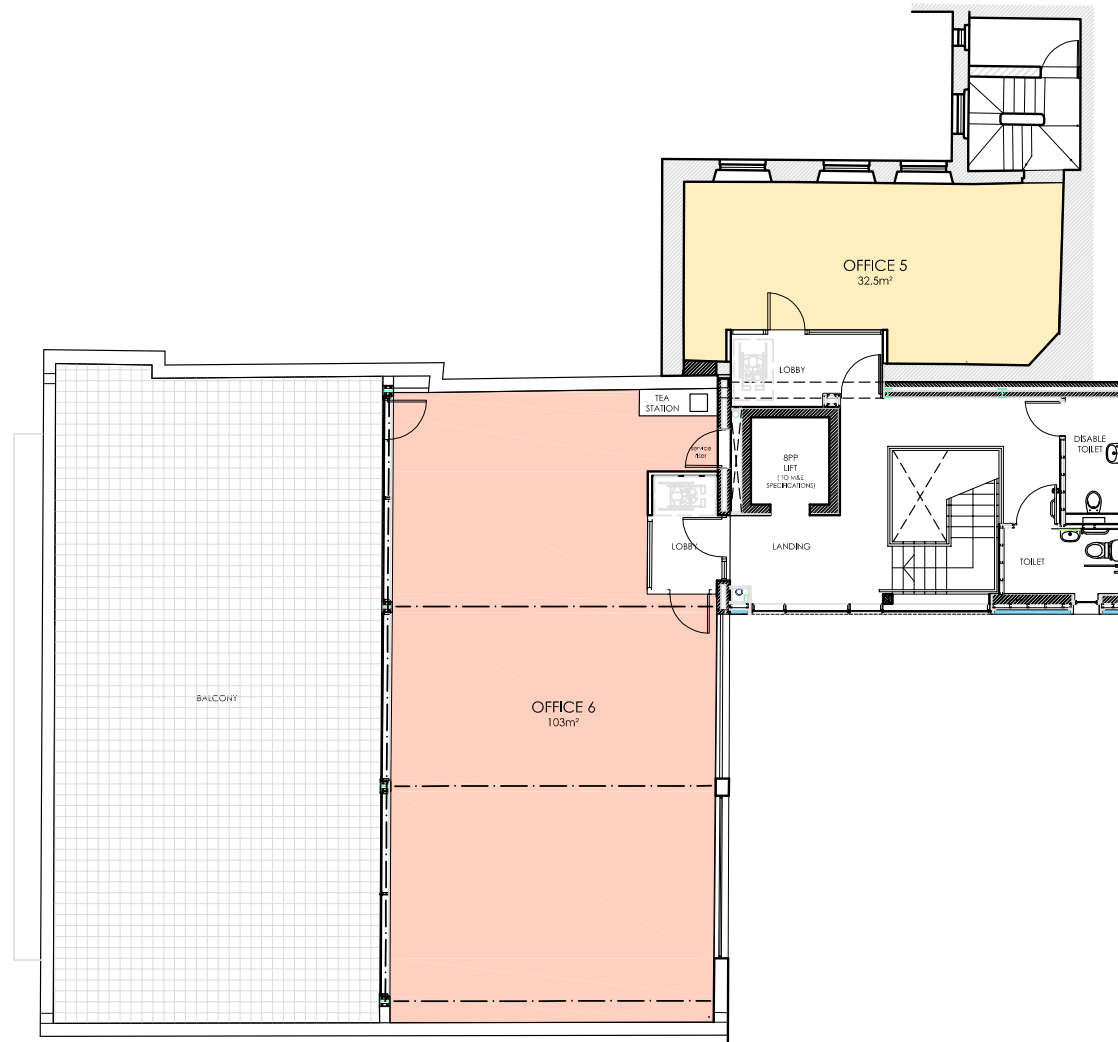
Not To Scale. For indicative purposes only.

Second Floor Plan



Not To Scale. For indicative purposes only.

Third Floor Plan



Not To Scale. For indicative purposes only.

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BELFAST, BT1 5HX.



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