



## To Let Offices, 1st-3rd Floors

St Anne's House, 15 Church Street / 2 William Street, Belfast BT1 1ER



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

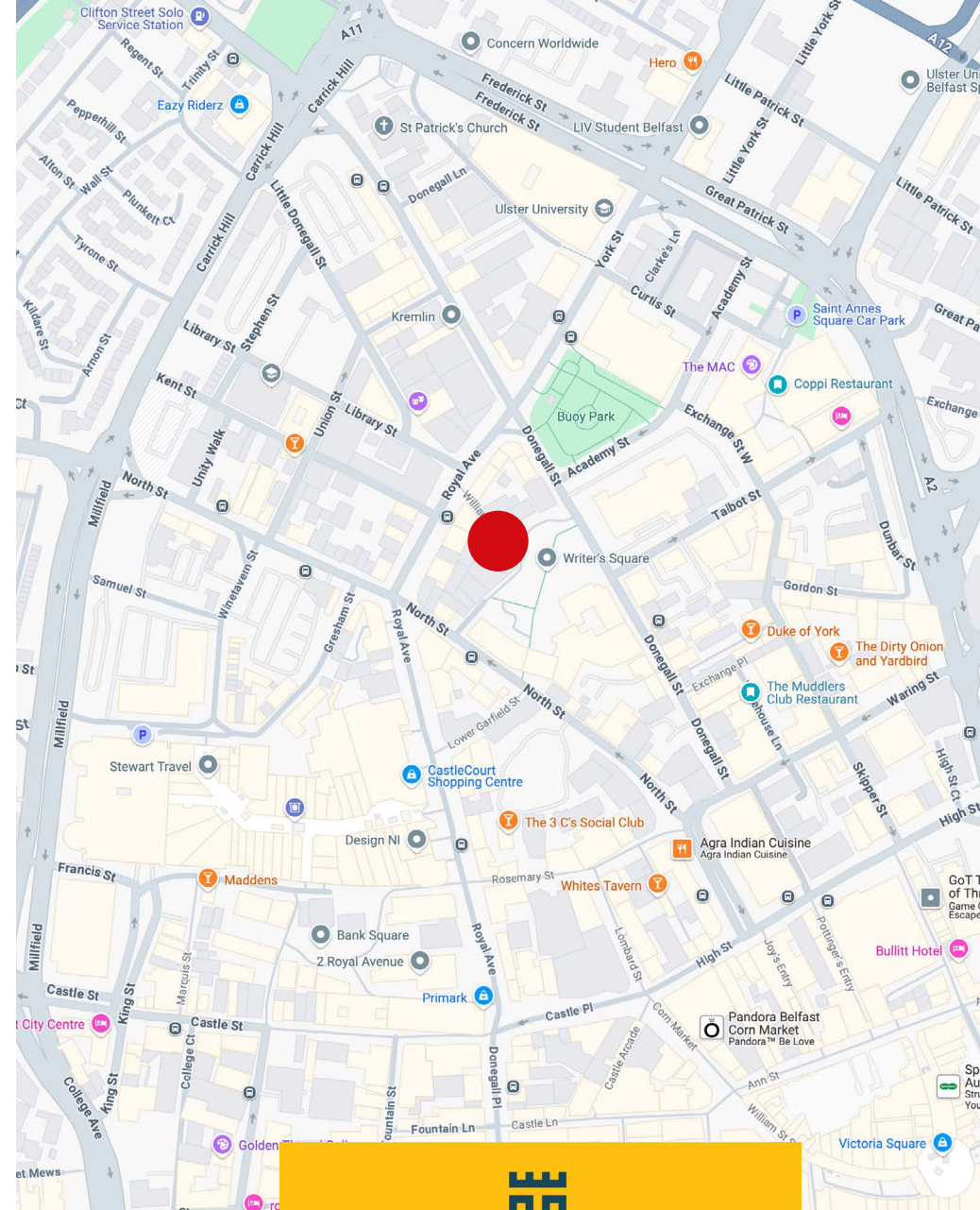
- High profile offices at 1st – 3rd floors, St Anne's House.
- Three floors available with suites from 209 m<sup>2</sup> (2,250 ft<sup>2</sup>) to 627 m<sup>2</sup> (6,750 ft<sup>2</sup>).
- Located in Cathedral Quarter and a short distance from Ulster University Campus.

## DESCRIPTION

- Own door modern office suites, facing an attractive pedestrian precinct at the spacious and landscaped Writers Square, opposite St. Anne's Cathedral.
- The premises are finished to include aluminium framed glazed entrance doors into entrance lobby, passenger lift and stairwell to upper floors via Church Street. A separate stairwell access is also available via William Street.
- All three floors provide a mix of open plan and cellular office space including smooth plastered and painted walls, suspended ceilings, raised access floors and electric wall mounted heaters throughout with kitchen and toilet facilities.

## LOCATION

- The building occupies a high profile location overlooking Writers Square and St Anne's Cathedral in the popular Cathedral Quarter area of Belfast City Centre. The property is located close to the new Ulster University Campus.
- Occupiers nearby include St. Anne's Belfast Cathedral, The Ulster University Belfast Campus, Belfast Central Library, the Police Ombudsman for Northern Ireland, the Royal Ulster Academy of Arts and the MAC (Metropolitan Arts Centre).
- Situated close to Royal Avenue, the offices are within easy access of car parks and public transport links as well as the Province's motorway networks. The prime retail areas of Donegall Place and Castlecourt are within a minutes walk.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Ground Floor Access from Church Street Street Entrance Lobby and stairwell/lift leading to upper floors		
First Floor	Office Suite to include Reception Area, open plan offices, private office, store Fitted kitchen and male & female WC facilities.	209	2,250
Second Floor	Office Suite to include Reception Area, open plan offices, private office, store,	209	2,250
Third Floor	Office Suite to include Reception Area, open plan offices, 3 private offices, store, Fitted kitchen and male & female WC facilities.	209	2,250
<b>Total Net Internal Area</b>		<b>627</b>	<b>6,750</b>

## LEASE DETAILS

Availability:	From 01/09/2025
Term:	Negotiable.
Rent:	£13.50 p.s.f.
Rent Reviews:	Upwards only on third or fifth anniversary.
Repairs & Insurance:	Tenant responsible for internal repairs and a proportionate part of the Landlords Buildings Insurance premium.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of the maintenance and upkeep of the common area and management fees.

## RATES

NAV: 1st, 2nd & 3rd Floors: £74,900

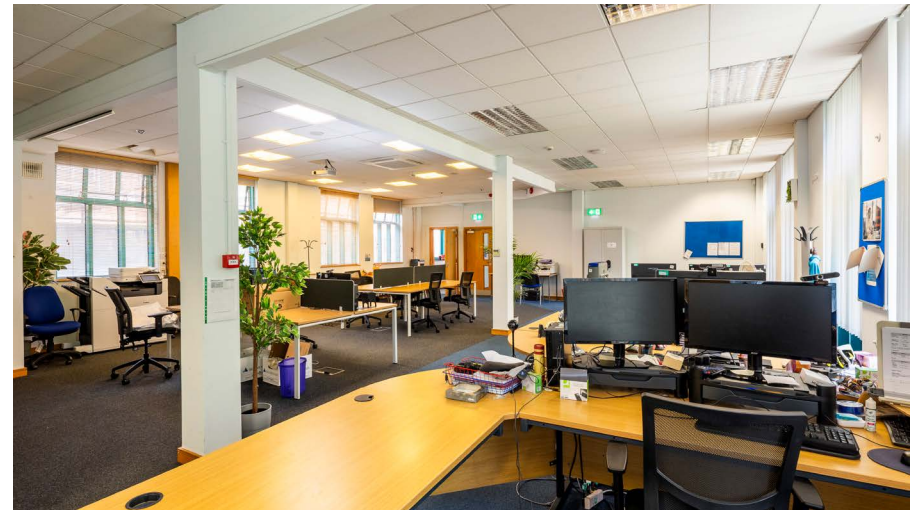
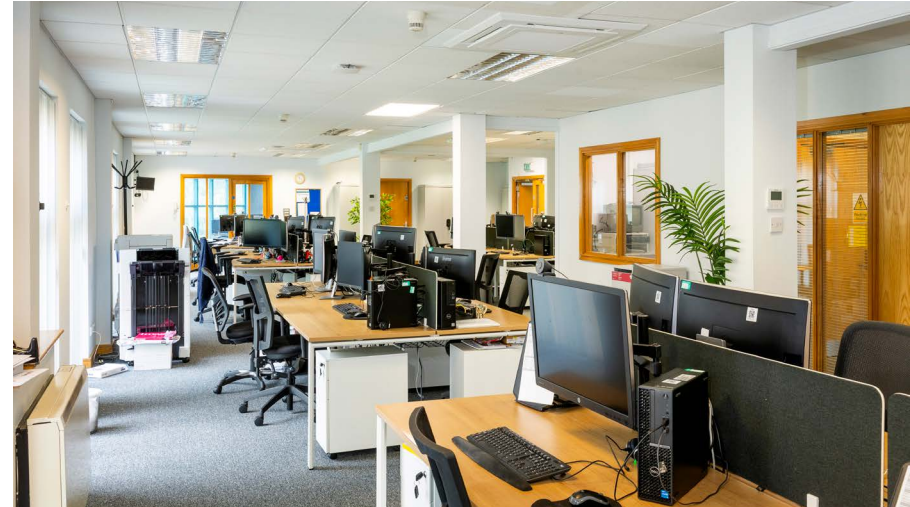
Rate in £ 2025/26 = 0.626592

Rates Payable 2025/26 = £46,931.74

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

As the building is VAT registered the rental and all other outgoings are liable to Value Added Tax.



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Ulster University

To Odyssey Pavillion

Central Library

St Anne's Cathedral

SUBJECT

Royal Avenue

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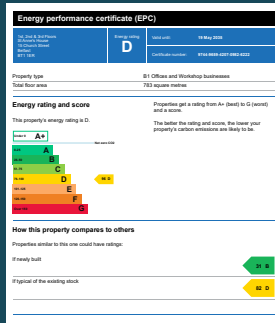


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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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