



TO LET

OFFICE PREMISES

RECENTLY REFURBISHED

1st & 2nd FLOORS
13-17 AMELIA STREET
BELFAST
BT2 7GS

c. 148 M² (1,600 FT²)

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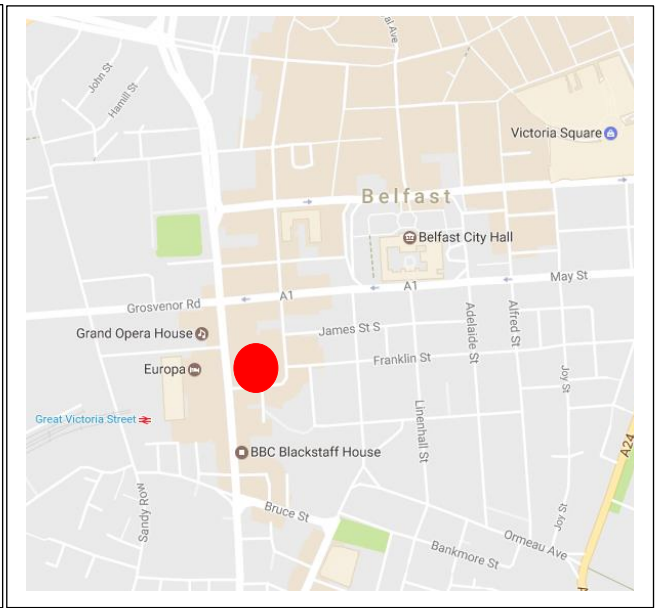
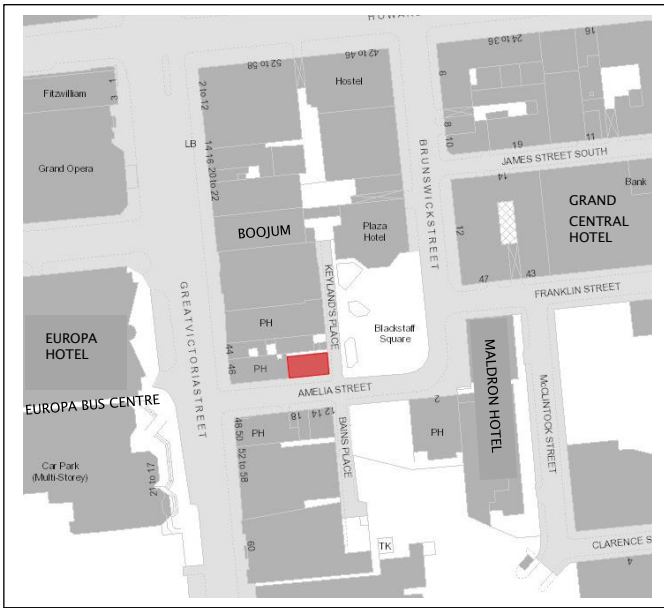
DESCRIPTION

- Located in the heart of Belfast City Centre's Linen Quarter, this property benefits from excellent transport links with Great Victoria Street Train Station and the Europa Bus Centre in close proximity.
- The surrounding area is currently benefiting from large amounts of investment with 2 new hotels, Grade 'A' offices and student accommodation all under construction.
- The property has recently undergone a full internal refurbishment to office space and is finished to a high specification including; carpeted floors, painted walls & ceilings together with fluorescent strip lighting and also perimeter trunking.
- Other occupiers in the vicinity include; Europa Hotel, Wineflair, Little Italy Pizzeria, Travelodge Hotel & Maldron Hotel.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Term:
Negotiable, subject to a minimum of 3 years.

Rent:
£17,500 per annum exclusive.

Repairs & Insurance:
Tenant will be responsible for internal repairs and their fair proportion of the buildings insurance premium.

Service Charge:
The tenant is to be levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

ACCOMMODATION

Ground Floor	Entrance Lobby
1st Floor	
Open Plan Area	Approx c. 93m ² (1,000ft ²)
2nd Floor	
Open Plan Area	Approx c. 56m ² (600ft ²)
Total Net Internal Area	Approx C.148m² (1,600ft²)

RATES INFORMATION

NAV £11,500
Rate in £ 2019/20 = 0.614135
Rates payable 19/20 = £5,650

(inc 20% Small Business Rates Relief)



EPC

