

# TO LET

## McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

### 02890 500 100



### MODERN OFFICE ACCOMMODATION

**FIRST FLOOR  
115 ROYAL AVENUE  
BELFAST  
BT1 1FF**

**c. 164 m<sup>2</sup> (1,768 ft<sup>2</sup>)**

\* Recently refurbished building to a high specification.

\* Prime commercial location.



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**McKIBBIN COMMERCIAL  
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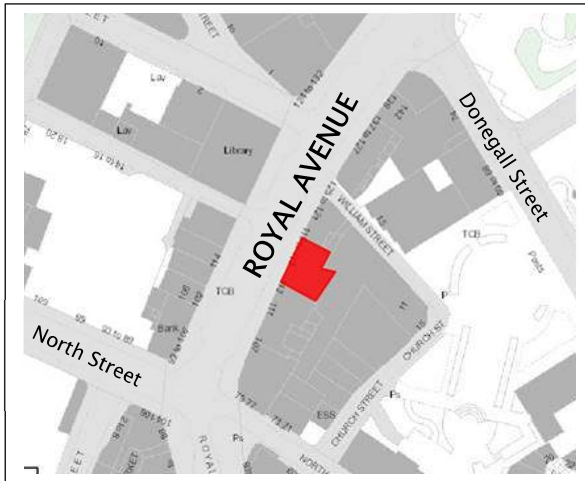
- Located in prime commercial location, close to Castlecourt Shopping Centre, St Anne's Square, Cathedral Quarter and the new University of Ulster Campus.
- Established area of Royal Avenue which is improving with the proposed Northside Regeneration Project to run in tandem with the anticipated 15,000 students and staff who have relocated to the new University Campus in York Street.
- Prestigious and attractive 4 storey building, recently refurbished both internally and externally. Bright modern ground floor entrance lobby, high speed passenger lift, door entry system, well finished shared areas and toilet facility on each floor.
- Finished to a high standard of specification which includes suspended ceiling, recessed lighting, carpeted floor covering, heating and cooling air conditioning and intercom system.

**[mckibbin.co.uk](http://mckibbin.co.uk)**

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give 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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**MODERN OFFICE ACCOMMODATION**  
First Floor, 115 Royal Avenue, Belfast



## LEASE DETAILS

**Term:**  
Negotiable.

**Rent:**  
£22,500 per annum, exclusive.

**Rent Review:**  
Upwards only every 3 years.

## Repairs, Insurance & Service Charge:

Tenant responsible for internal repairs and a service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and management fees. The service charge is currently estimated at £4416 per annum.

The tenant to reimburse the Landlord with a proportionate part of the cost for insuring the premises. The first floor portion of the insurance for the current year is estimated at £613 per annum.

## ACCOMMODATION

Ground Floor entrance lobby, stairs and passenger lift (shared with occupiers of second and third floor offices)

General Office	c. 71.6 m <sup>2</sup> (771 ft <sup>2</sup> )
Office 1	c. 12.8 m <sup>2</sup> (138 ft <sup>2</sup> )
Office 2	c. 21.7 m <sup>2</sup> (234 ft <sup>2</sup> )
Office 3	c. 15.1 m <sup>2</sup> (163 ft <sup>2</sup> )
Office 4/Works Room	c. 42.9 m <sup>2</sup> (462 ft <sup>2</sup> )
<b>Total</b>	<b>c. 164 m<sup>2</sup> (1,768 ft<sup>2</sup>)</b>

## RATES INFORMATION

We have been advised by Land and Property Services that the Net Annual Value is £17,300.

Rate in £ 2021/22 = £0.543147  
Rates payable 21/22 = c. £9,396

## VAT

The property is registered for Valued Added Tax and hence VAT will be charged on the rent and all other outgoings.

## EPC

