



# TO LET

PROMINENT CITY CENTRE  
OFFICE/STUDIO  
ACCOMMODATION

COTTON COURT  
WARING STREET  
BELFAST  
BT1 2ED

c. 97 m<sup>2</sup> (1,044 ft<sup>2</sup>)

## Summary

- Loft Style Accommodation
- Located in the heart of Cathedral Quarter
- Flexible Terms

## CONTACT:

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## DESCRIPTION

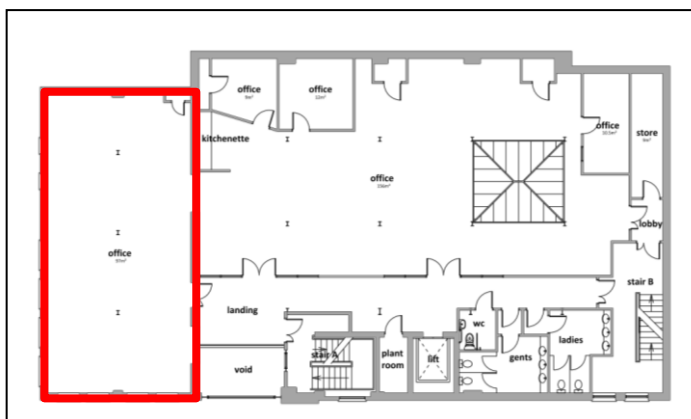
- The subject forms part of three DFC Managed Workspace buildings which operate in the Cathedral Quarter with a focus on tenants from the Arts, Cultural & Community Sector by providing affordable accommodation.
- The loft-style accommodation is open plan and fitted to include wooden floor, painted/plastered walls, communal WC facilities and the building is serviced by an 8 persons passenger lift.

## LOCATION

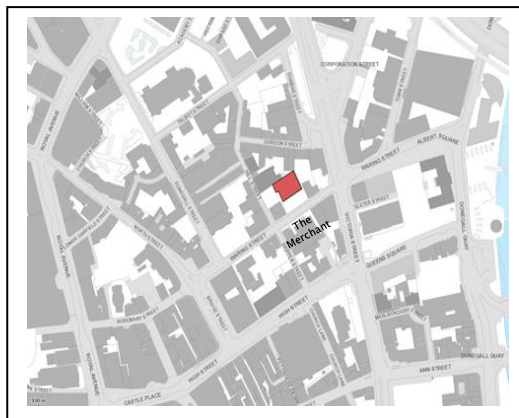
- Cotton Court is located on Waring Street opposite The Merchant Hotel in the heart of Belfast's popular Cathedral Quarter.
- Waring Street is a vibrant commercial location within close proximity to Laganside Bus Station, Victoria Square Shopping Complex, Castlecourt Shopping Centre and the University of Ulster (Belfast Campus).

# TO LET

## Prominent City Centre Office/Studio Cotton Court, Waring Street, Belfast



Second Floor Plan (Not to Scale)



Location Map

### LEASE DETAILS

**Term:**  
Negotiable

**Rent:**  
On application.

**Rent Review:**  
Upwards only every 3 or 5 years.

**Repairs & Insurance:**  
Effective Full Repairing and Insuring lease with a service charge levied to cover the cost of maintenance and upkeep of the building.

### VAT

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

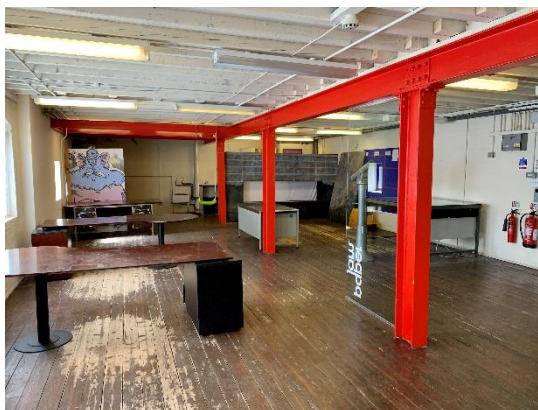
### ACCOMMODATION

Second Floor	Area
Gallery/Office	– c. 97 m <sup>2</sup> (1,044 ft <sup>2</sup> )
Communal WC Accommodation	

### RATEABLE VALUE

Net Annual Value = £9,100  
Rate in £ 2020/21 = 0.538166  
Rates Payable 20/21 = £3,918

(Including 20% Small Business Rates Relief)



### EPC

