

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

SUPERB LOFT STYLE OFFICES WITH CAR PARKING

FIRST FLOOR
84-94 GREAT PATRICK STREET
BELFAST
BT1 2LU

c. 3,500 SQ FT

CONTACT:

Michael Hopkins
E: mph@mckibbin.co.uk

McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
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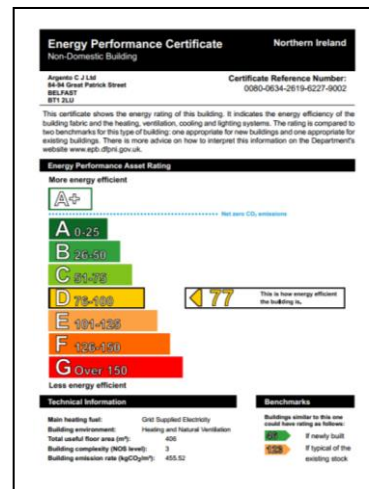
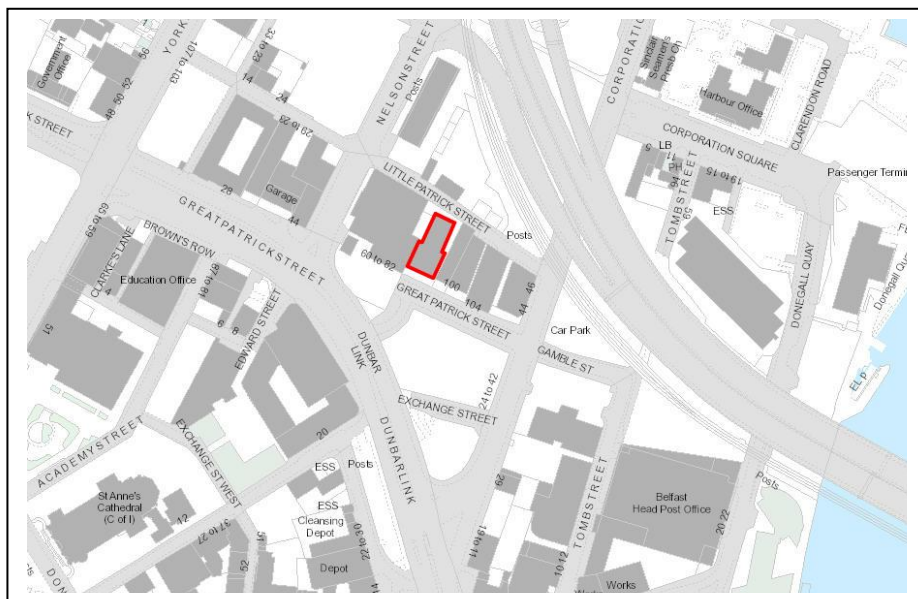
- Excellent location on northern side of Belfast City Centre business district, adjacent to Northern Ireland's two major motorway networks and the new University of Ulster complex.
- This superb building has been transformed into a stunning "loft style" office development with a combination of open plan and private offices with high ceilings and excellent natural lighting. It is finished to an extremely high standard and ready for occupation with minimal ingoing expenditure.
- On-site car parking for 4 cars. Additional spaces are available.

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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.

TO LET

Superb loft style offices with car parking
First Floor, 84-94 Great Patrick Street, Belfast



LEASE DETAILS

Term:
Negotiable.

Rent:
£50,000 per annum, plus VAT.

Repairs:
The tenant will be responsible for internal repairs and a fair proportion of external repairs.

VIEWING

Strictly by appointment with McKibbin Commercial.

Contact: Michael Hopkins
Tel: 02890 500 100
Email: mph@mckibbin.co.uk

ACCOMMODATION

	Area
First Floor Offices	– c. 3,500 sq ft
Boardroom, Kitchen, WC's & Shower	
Car Parking	– 4 spaces
Additional on-site spaces are available at £750 per space.	

RATES INFORMATION

NAV £17,500
Rate in £ 2021/22 = 0.543147
Rates Payable 21/22 = £9,505

VAT

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

