

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

**MODERN OFFICE
ACCOMMODATION**

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

c. 222.9 M² (2,399 FT²)

* Recently refurbished building to a high specification.

* Prime commercial location.



CONTACT:

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**McKIBBIN COMMERCIAL
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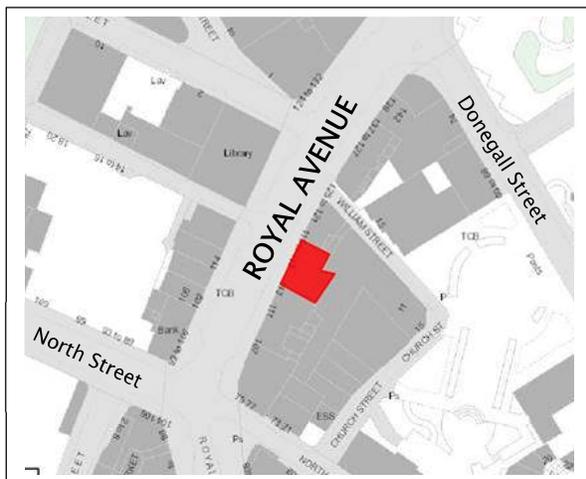
- Located in prime commercial location, close to Castlecourt Shopping Centre, St Anne's Square, Cathedral Quarter and the new University of Ulster Campus.
- Established area of Royal Avenue which is improving with the proposed Northside Regeneration Project to run in tandem with the anticipated 15,000 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.

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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.

TO LET

MODERN OFFICE ACCOMMODATION Second 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 £5,159 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 £715 per annum.

ACCOMMODATION

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

Entrance Hall	c. 5.7 m ² (61 ft ²)
Office 1	c. 38.2 m ² (411 ft ²)
Office 2	c. 65.1 m ² (701 ft ²)
Office 3	c. 44.1 m ² (475 ft ²)
Office 4	c. 22.8 m ² (245 ft ²)
Hall Space	c. 47.0 m ² (506 ft ²)
Total	c. 222.9 m² (2,399 ft²)

RATES INFORMATION

We have been advised by Land and Property Services that the Net Annual Value is £17,400.

Rate in £ 2021/22 = £0.543147
Rates payable 21/22 = c. £9,450

VAT

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

EPC

