

TO LET (MAY SELL)

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FULLY FITTED MODERN
OFFICE SUITE

3RD FLOOR
CAUSEWAY TOWER
9-11 JAMES STREET SOUTH
BELFAST
BT2 8DN

c. 223 M² (2,400 FT²)

CONTACT:

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MCKIBBIN PROPERTY CONSULTANTS

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Joint Agent

Greg Henry, Lambert Smith Hampton



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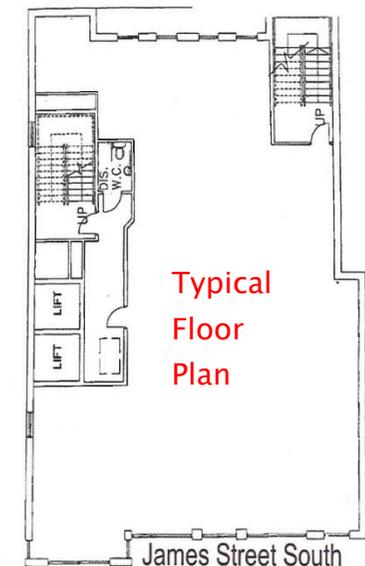
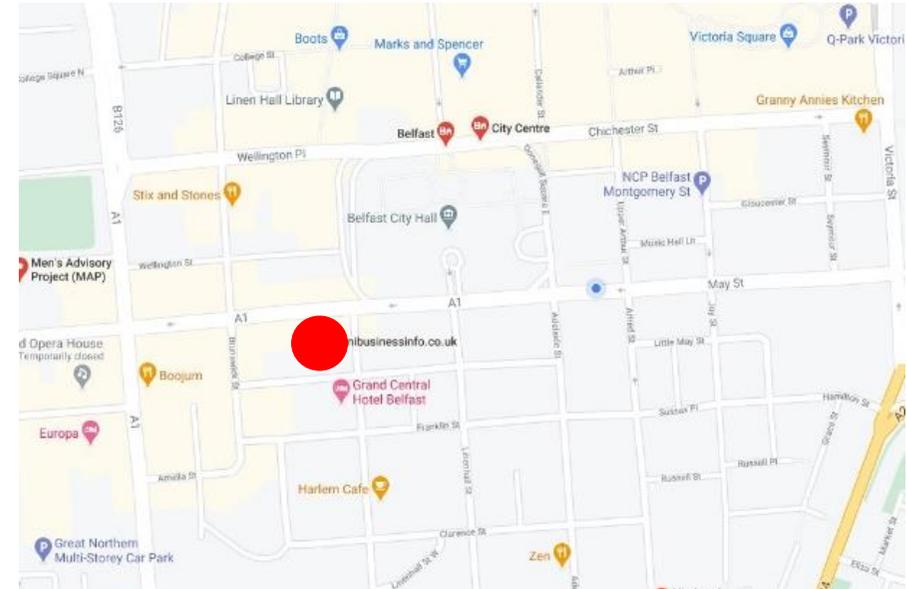
**3rd Floor, Causeway Tower,
9-11 James Street South, Belfast**

DESCRIPTION

- The Suite is situated on the third floor of a 13 storey office building. The common areas are finished to a high specification to include an impressive entrance foyer and two high speed lifts serve all floors.
- The office layout comprises an open plan office, boardroom, 6 private offices / meeting rooms, kitchen and toilet facilities.
- Internally the suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors and perimeter trunking.
- In addition there is a video buzzer entry system, alarm, gas fired heating and a number of comfort cooling units.

LOCATION

- The subject property is situated on James Street South in close proximity to Bedford Street, a prime city centre location. The suite is located within an established office location to the rear of the City Hall and benefits from excellent transport links, due to it's close proximity to the Europa Bus/Train Station and is easily accessed from the Motorway networks via Grosvenor Road.
- The property is opposite the newly opened Grand Central Hotel and other professional occupiers within the building include Diamond Recruitment Group, 4C Executive Search, Ferguson & Co. Solicitors and Arthur Boyd & Company Accountants.



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ACCOMMODATION

	Area
Third Floor	c. 223 m ² (2,400 ft ²)

LEASE DETAILS

- Term:** Negotiable.
- Rent:** £36,000 per annum, exclusive
- Rent Review:** 5 yearly
- Repairs:** Effectively full repairing and insuring via service charge.
- Insurance:** The Landlord to insure and the tenant to reimburse.

PRICE

On application.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

RATES

We are advised by Land & Property Services of the following:-

Net Annual Value (NAV): £20,000
Rate in £ 2021/22: 0.543147
Rates payable, if applicable: £10,863

VALUE ADDED TAX

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



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McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

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