

# TO LET (MAY SELL)

## McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

**02890 500 100**



**FULLY FITTED MODERN  
OFFICE SUITE**

**3<sup>RD</sup> FLOOR  
CAUSEWAY TOWER  
9-11 JAMES STREET SOUTH  
BELFAST  
BT2 8DN**

**c. 223 M<sup>2</sup> (2,400 FT<sup>2</sup>)**

**CONTACT:**

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**Joint Agent**

Greg Henry, Lambert Smith Hampton

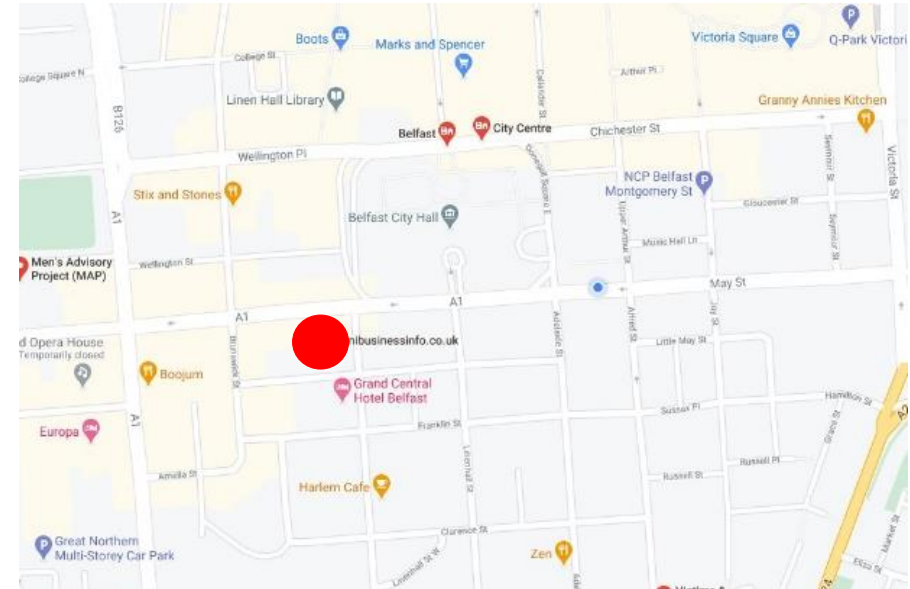


# To Let (May Sell)

**3<sup>rd</sup> Floor, Causeway Tower,  
9-11 James Street South, Belfast**

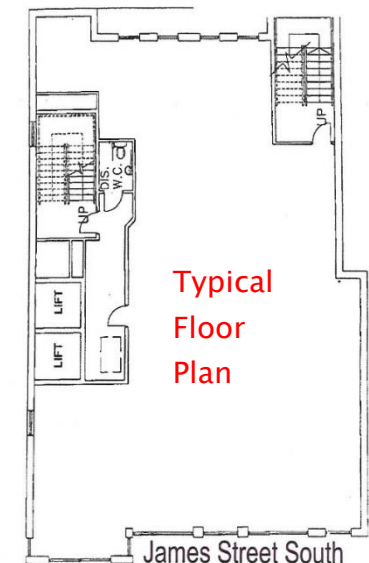
## DESCRIPTION

- 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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9-11 James Street South, Belfast**

## ACCOMMODATION

	Area
Third Floor	c. 223 m <sup>2</sup> (2,400 ft <sup>2</sup> )

## 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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