



## **To Let** Magnificent Penthouse Office Suite

Suite 77, Victoria Place, 20 Wellwood Street,  
Belfast BT12 5GE

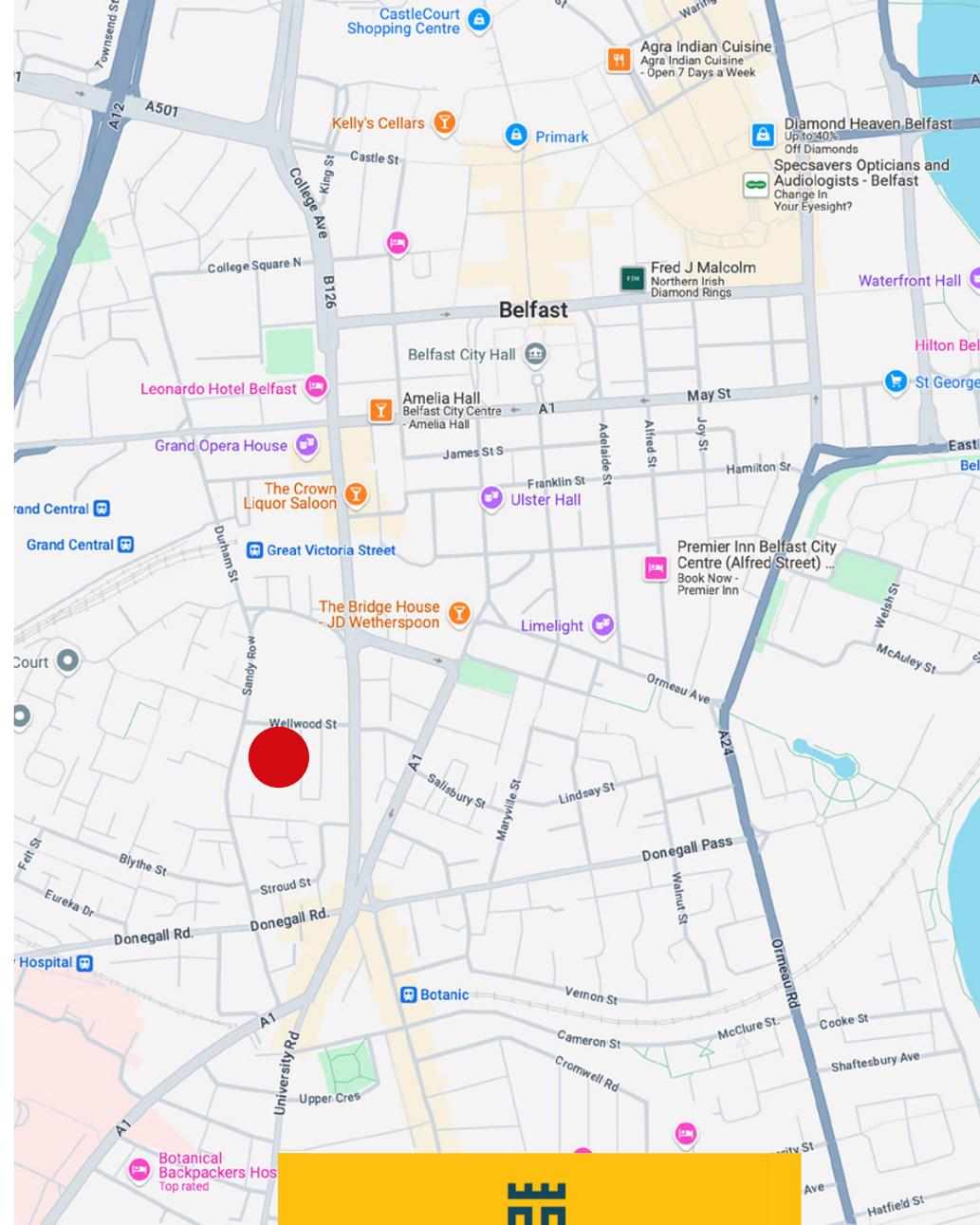


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## LOCATION/DESCRIPTION

- Victoria Place is a mixed residential and commercial development just off Great Victoria Street in Belfast City Centre, in a highly accessible location to Belfast's motorway network and Belfast's C.B.D.
- This superb penthouse office suite is finished to a very high standard and enjoys panoramic views over Belfast City Centre.
- Secure on site car parking included and ample on street car parking.
- Ready for immediate occupation.
- Finishes include strip wooden flooring, carpet, concealed lighting, heating, kitchen & shower facilities.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Suite 77	105.4	1,135
Comprising large general office and 2 no. private offices		
Kitchen		
WC & shower facilities		
One on site car parking space, and on site gym access included (Additional annual car parking available in the adjoining site).		

## LEASE DETAILS

Term: 5 years or multiples thereof.  
Rent: £16,750 per annum.  
Repairs: Internal repairing and a service charge will be levied to cover external repairs and insurance. Service charge estimated at £1,474 plus VAT, per annum.

## RATES INFORMATION

NAV : £10,500  
Rate in £ 2024/25 = 0.599362  
Rates payable 24/25 = £5,034.64  
(inc 20% Small Business Rates Relief)  
Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

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



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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