



To Let

136 -142 Great Victoria Street, Shaftsbury Square,
Belfast, BT2 7BU

Highly Prominent Office Building - Flexible Terms Available

AVISON
YOUNG

Location

The subject occupies a highly prominent location on Shaftesbury Square at its junction with the Dublin Road and Great Victoria Street offering a high degree of visibility to passing traffic and pedestrian footfall at the busy intersection.

The location is easily accessible to both Belfast City Centre, the Queens University area and South Belfast.

Occupiers within close proximity include Halifax, Santander, The Equality Commission, MacMillan Media, FinTru and the site for the proposed new Kainos HQ facility.



Description

The property comprises an imposing office building arranged over basement and four upper floors and is finished to include carpeted flooring, suspended ceilings, fluorescent lighting, cassette-style air conditioning, perimeter trunking and male/female toilet facilities. The upper floors are accessed by way of a passenger lift.

The offers are arranged in a range of open plan areas, meeting rooms and staff room/kitchen areas on each individual floor. There are storage areas at basement level.

The ground floor is finished to a high quality finish having undergone a recent internal refurbishment and enjoys an excellent floor to ceiling height and direct/ independent access from Great Victoria Street and this can function independently from the upper floors, making it suitable for a range of uses including office, A1/ A2, or as coffee shop/restaurant subject to consents.

Accommodation

The building has the following net internal floor areas:

Floor	Sq ft	Sq m
Ground Floor	3,757	349
First Floor	5,457	507
Second Floor	5,597	520
Third Floor	5,533	514
Total	20,344	1,890

Lease Terms

Term:	Flexible/Negotiable
Rent:	Upon Application
Repairs/Insurance:	The tenant will be responsible for internal repairs and to reimburse the landlord with a fair proportion of the buildings insurance.
Service charge:	A service charge will be levied to cover the cost of external repairs/ provision of services, maintenance, security and cleaning of common areas, management fees etc.

Business rates

We understand that the property is assessed as follows:

Rateable value:	Multiple assessments, please refer to Avison Young.
Rate Pounding (2020/21):	£0.538166
Rates Payable:	TBC

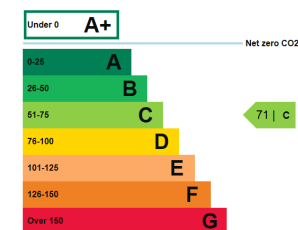
VAT

All prices and rentals quoted are exclusive of, and may be subject to, VAT.

EPC

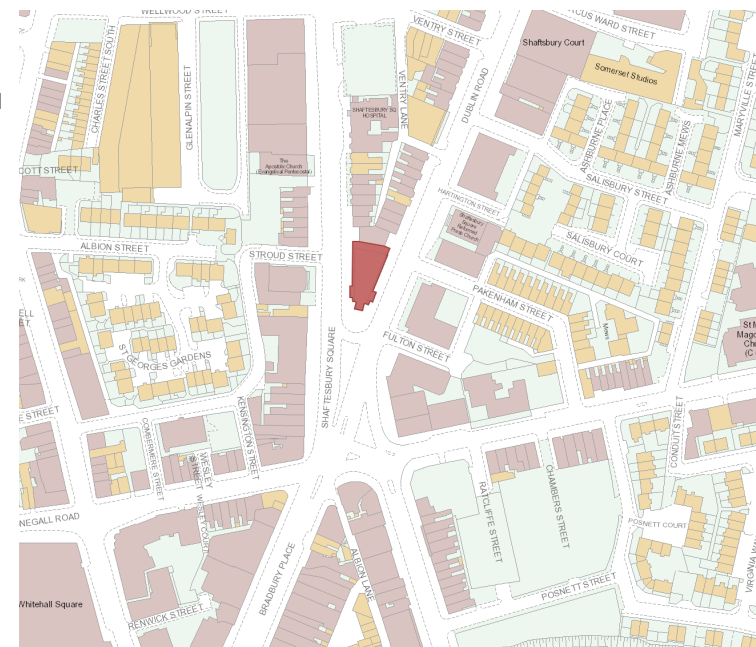
Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.





**If you would like to know
more please get in touch.**

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