



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

OFFICES



TO LET

Excellent City Centre Office Suite

**Fifth Floor, Thomas House
14-16 James Street South
Belfast
BT2 8DN**

c. 1,664 sq ft (c. 155 sq m)

**Attractive office suite available for
immediate occupation.**

**Superb location in the heart of City
Centre adjacent to the new Grand
Central Hotel.**



The Independent
Commercial Property
Consultants Network



Alliance Partner

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

**Prime Office Accommodation, 5th Floor, Thomas House, Belfast
BT2 8DN**

c. 1,664 sq ft office accommodation

LOCATION

Occupying a prominent location within Belfast City Centre, James Street South runs from Bedford Street to Brunswick Street.

The main Metro bus terminal at Donegall Square West is within two minutes walk and the train station at Great Victoria Street is within easy walking distance.

Thomas House is situated in close proximity to many of the City's leading financial institutions and professional firms. The location is well served with a wide variety of hotels and restaurants including James Street South, Deane's and the new Grand Central Hotel. Other occupiers within the building include Hewitt & Gilpin Solicitors and Ross Boyd Limited Chartered Accountants.

DESCRIPTION

Thomas House benefits from an attractive reception area and has a high-speed eight person passenger lift, which serves all floors.

The accommodation is finished to include carpeted floors, plastered and painted walls, suspended ceilings, recessed lighting, electric heating, PVC double glazed windows, private kitchen and WC facilities.



© Crown Copyright 2113 2019



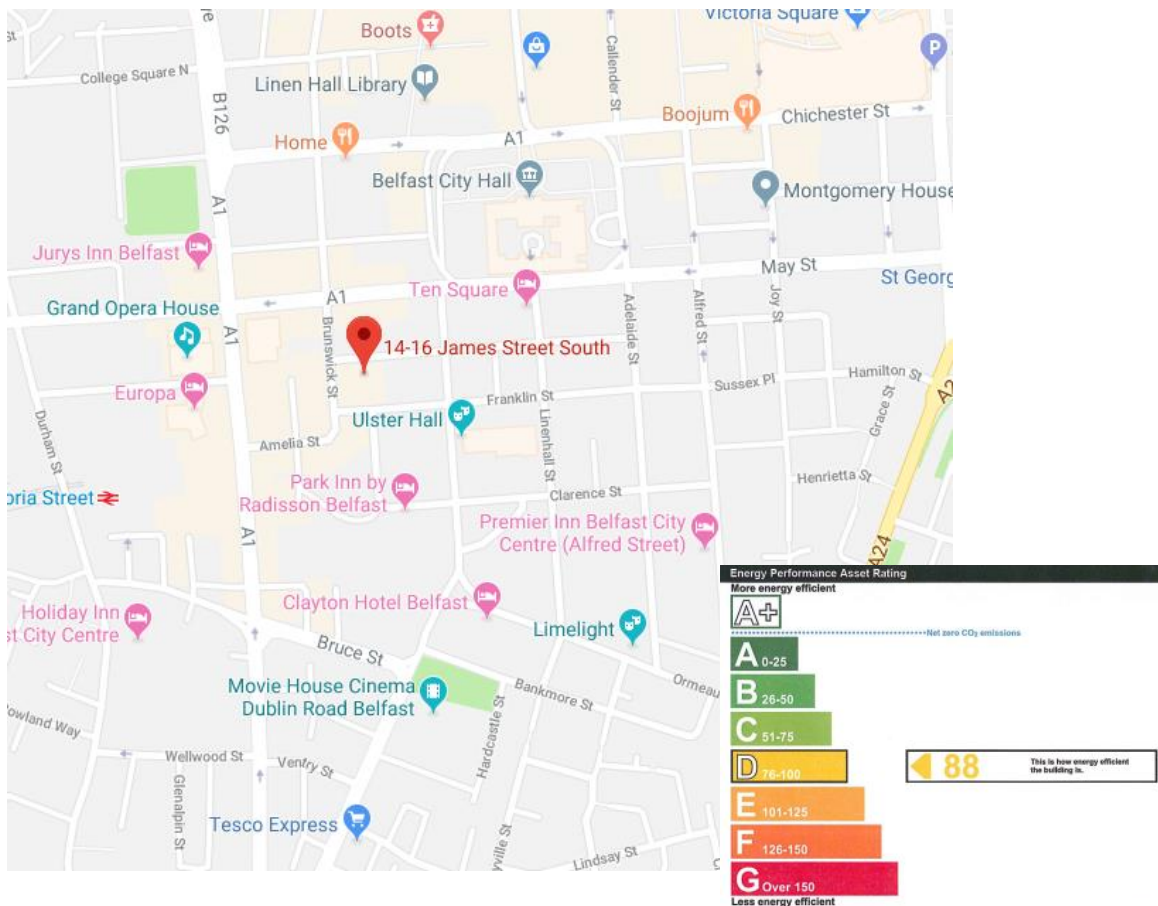
MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com



For further information or to arrange viewing please contact the Sole Agents:

McConnell Chartered Surveyors - Caroline McKillen or Katie McConnell

028 90 205 900

Email: caroline.mckillen@mcconnellproperty.com

katie.mcconnell@mcconnellproperty.com

Accommodation

The suite is currently partitioned to provide a general office, 3 private offices, boardroom, kitchen plus male & female WCs.

Lease Details

Term: Negotiable subject to periodic review.

Rent: £15,000 per annum

Repairs & Insurance: Internal repairing and insuring lease with service charge provision. Service charges currently estimated at £3.90 per sq ft to include building insurance contribution and management fees.

NAV

We are advised by the Land & Property Services that the Net Annual Value is £14,200.

The current rate in the £ is 0.538166 (2020/21).

The Property should benefit from Small Business Rate Relief of 20% therefore rates payable are £6,114 per annum.

VAT

Rentals and outgoings quoted are subject to VAT.

© Crown Copyright 2113 2019

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.