



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

OFFICES



TO LET

Excellent Office Suite

4th Floor
Sinclair House 89-101 Royal Avenue
Belfast BT1 1FE

Suite 1, 4th Floor
c. 1,095 sq ft

Ready to Walk Into Office Suite
Available Immediately



The Independent
Commercial Property
Consultants Network

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

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



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Location

Sinclair House is ideally situated on Royal Avenue, in the heart of Belfast City Centre, within the Cathedral Quarter and a stone's throw from the expanding Ulster University Campus. The main shopping district is a short walk away, and the immediate area is very well served with numerous coffee shops, convenience stores, pubs and restaurants. Sinclair House has a Tesco Express and a Neros Coffee Shop on the ground floor.

Description

The suite is situated on the 4th floor of this well known B+ Listed art deco building which boasts an impressive stairway and a modern passenger lift. The suite, which presents exceptionally well, is fully fitted to include reception furniture; white boards, meeting room, carpets, suspended ceiling and recessed lighting. Very well appointed ladies gents and disabled bathrooms are located on each floor.



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Terms

Lease

Full repairing and insuring equivalent lease for a term to be negotiated

Rent

£11,500 pa plus VAT

Service Charge

Tenant responsible for Service Charge contribution to cover a fair proportion of Landlords' expenditure on common areas and external maintenance, management, lift maintenance and rubbish disposal etc.

Rates

NAV - £10,200 - Rates Payable 2020/21 estimated at c.£5,490 per annum - Note may qualify for Small Business Rates Relief of 20% (Source LPS online database - interested parties are advised to make their own enquiries to confirm)

Buildings Insurance

Tenant responsible for refund of a fair proportion of Landlords' Buildings Insurance Premiums

VAT

The property is elected for VAT which will be payable on rent and service charge

EPC - C75

Viewing and Further Information

Please contact McConnell Chartered Surveyors

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