



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

OFFICE



TO LET
**Excellent Waterfront
Office Suite**

Unit E, Second Floor
1 Lanyon Quay
Belfast
BT1 3LG



- Accommodation extends to c. 1,654 sq.ft
- High profile waterfront development
- Located directly opposite Belfast's Law Courts



The Independent
Commercial Property
Consultants Network

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

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

LOCATION

The property is located in a prominent waterfront location within Belfast's central business district, opposite Belfast's Law Courts.

Neighbouring occupiers include KPMG, Pinsent Masons and BT.

The subject also benefits from excellent connectivity to the wider road, rail and bus networks.

On site car parking is available by way of a separate licence agreement.

DESCRIPTION

This second floor suite comprises c. 1,654 sq.ft of self contained, modern office accommodation.

Internally the suite enjoys high levels of natural light and presently comprises reception area, boardroom, 5. No Offices, kitchen and W.C facilities.

The space has been finished to a high standard throughout to include air conditioning, suspended ceiling with fluorescent lighting, plastered and painted walls and double glazed windows.

ACCOMMODATION

We estimate that the property extends to c. 1,654 sq.ft (NIA)

LEASE TERMS

Rent: £25,000 per annum excl.

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs, maintenance and upkeep of common areas, management fees etc.





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INSURANCE

Tenant to reimburse the cost of the Landlord's building insurance premium.

RATES

Net Annual Value: £21,200

Rate in £ for 2020/21 : 0.538166

Rates payable 2019/20 (approx): £11,409

Interested parties are advised to make their own enquiries.

VAT

All prices quoted are exclusive of, but may be liable to, Value Added Tax.

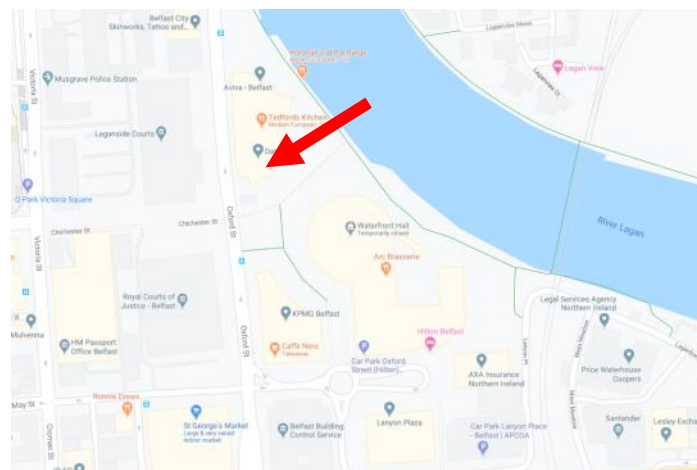
EPC

The property has an energy efficiency rating of G156.

Certificates can be made available on request.



LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Frazer Hood or Philip Culbert

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com

frazer.hood@mcconnellproperty.com

Or our joint agents:

McKibben Commercial Property Consultants. 028 90 50 0100

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