



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

OFFICE



TO LET

**By way of Assignment
(Due to Business Relocation)**

**City Centre Office
Accommodation
c. 2,435 sq.ft**

**31 May Street
Belfast
BT1 4NG**



- Fully fitted office accommodation
- Prominent City Centre Location
- Accommodation extends to c. 2,435 sq ft



The Independent
Commercial Property
Consultants Network

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

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E: info@mcconnellproperty.com



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LOCATION

The subject is prominently located on May Street in Belfast City Centre, a popular office location which is in close proximity to both City Hall and the Law Courts.

There are a number of public and private car parks in the immediate area. The subject property also benefits from excellent connectivity to the wider road, rail and bus networks.

DESCRIPTION

The self contained office building is arranged over ground, first and second floors.

The ground floor comprises reception, boardroom and 3.No private meeting rooms. The upper floors are primarily open plan with additional private offices.

A kitchen is located on the first floor and W.C facilities are on both ground and second floors.

Internally the property is finished to include plastered / painted walls, suspended ceilings with recessed lighting, carpet floor covering and perimeter trunking.

ACCOMMODATION

We estimate the property to have the following areas.

Ground Floor - c. 766 sq ft

1st Floor - c. 801 sq ft

2nd Floor - c. 868 sq ft

Total - c. 2,435 sq ft

LEASE TERMS

The building is held under an IRI Lease for a period of 10 years from 1st February 2015 - therefore just under 4 years unexpired.

Copy lease available on request.

RENTAL

£27,000 p.a excl.

INSURANCE

The Landlord will insure the building, the cost of which will be reimbursed by the Tenant.

RATES

We understand the following from the Land & Property Services website:

Net Annual Value: £24,200

Rate in £ for 2020/21 : 0.538166

Rates payable 2020/21 (approx): £13,024

Interested parties are advised to make their own enquiries.



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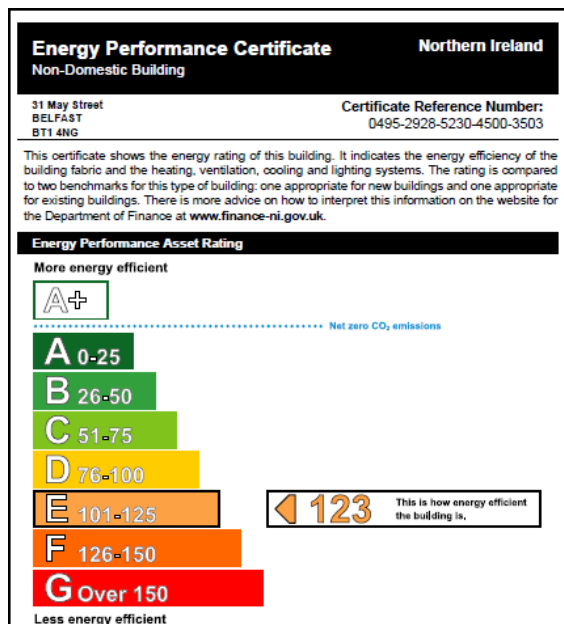
VAT

All prices and outgoings stated are exclusive of VAT which is chargeable.

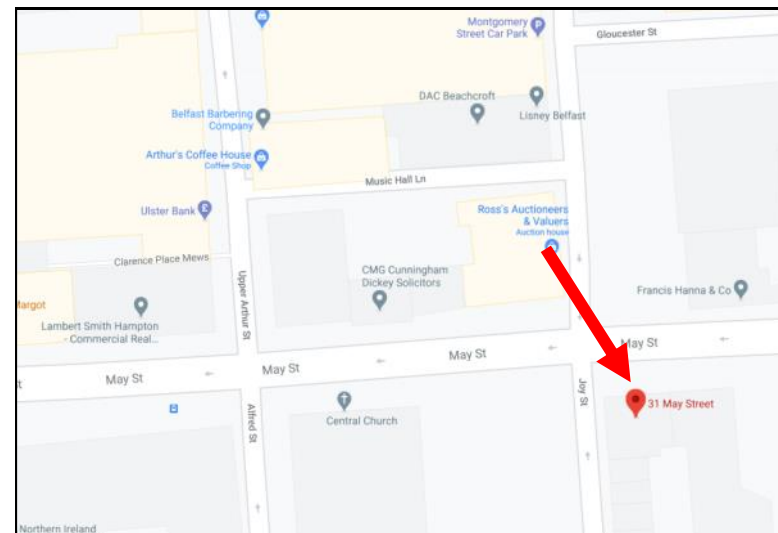
EPC

The property has an energy efficiency rating of E123.

Certificates can be made available on request.



LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Philip Culbert or Rory Clark

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com

rory.clark@mcconnellproperty.com

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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.