



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**  
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OFFICE



**To Let**  
**By way of Sublease**

## **Excellent City Centre Office Suite**

**Part 3rd Floor**  
**42 Fountain Street**  
**Belfast**  
**BT1 5EF**



- **Accommodation extends to c. 3,741 sq ft**
- **Fully fitted**
- **Refurbished ground floor lobby**
- **2 Passenger lifts**



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

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## LOCATION

42 Fountain Street is located in Belfast City Centre, within the Central Business District and a short distance from City Hall.

Other occupiers within the building include software and data solutions firm ESO, corporate law firm A&L Goodbody and Waterstones.

## DESCRIPTION

This modern 6 storey building extends to 69,000 sq.ft with retail use on the lower floors. Access to the office accommodation is via a dedicated entrance off Fountain Street which benefits from a refurbished lobby and 2 passenger lifts.

The office suite, which has views over Fountain Street, has been fitted out to a high specification and includes LED lighting with PIR motion sensors, exposed services, plaster / painted walls and part carpet / part vinyl plank floor covering. The main meeting room has AV facilities installed to include 60 inch Samsung Commercial TV.

Currently configured for around 44 desks in open plan layout, the accommodation is ready to walk into and available for immediate occupation upon completion of legal formalities.

## ACCOMMODATION

**Part 3rd Floor** - Approx 3,741 sq.ft (GIA) comprising open plan accommodation, 2.no meeting rooms, 2.no huddle rooms and fitted kitchen. Shared ladies, gents and shower facilities.

## LEASE TERMS

Rent: £16.50 psf excl.

Term: Flexible

The space will be offered by way of a Sublease 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 and maintenance, security, upkeep of common areas and management etc.

## INSURANCE

Tenant responsible for reimbursing a fair proportion of the Landlord's buildings insurance premium.

## RATES (Source: LPS online database)

3rd Floor (front) NAV: £42,500

Rate in £ for 2020/21 : 0.538166

Rates payable 2020/21 (approx) : £22,872

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).



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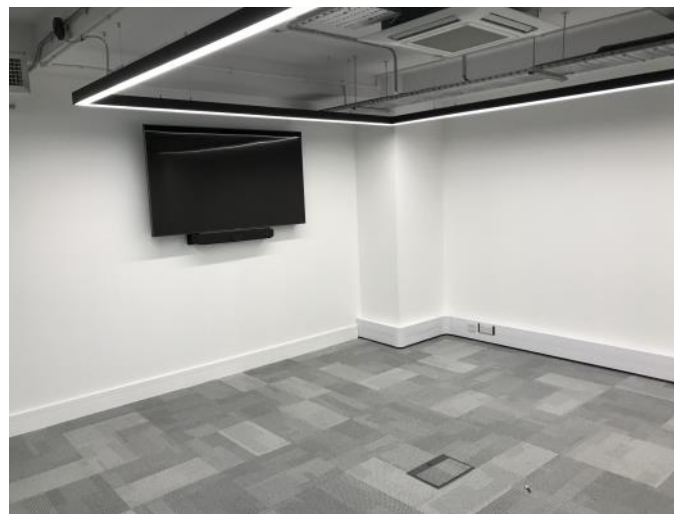
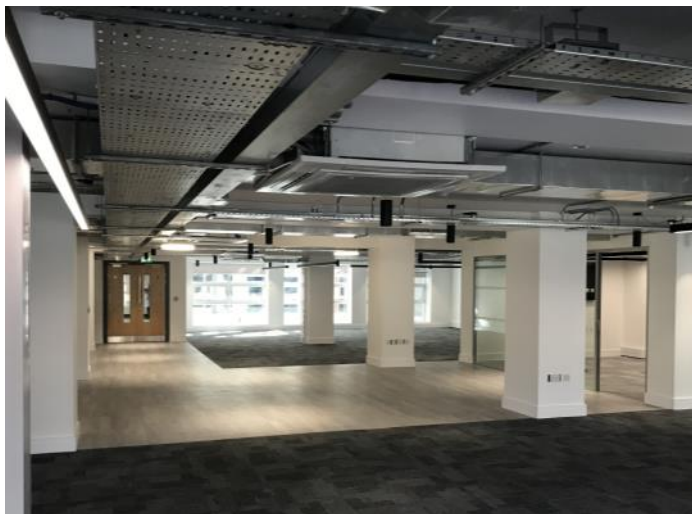
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## VAT

All prices and outgoings stated are exclusive of VAT, which may be chargeable.

## EPC

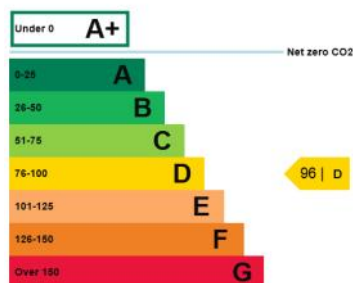
The property has an energy rating of D96.

Full Certificates can be made available upon request.

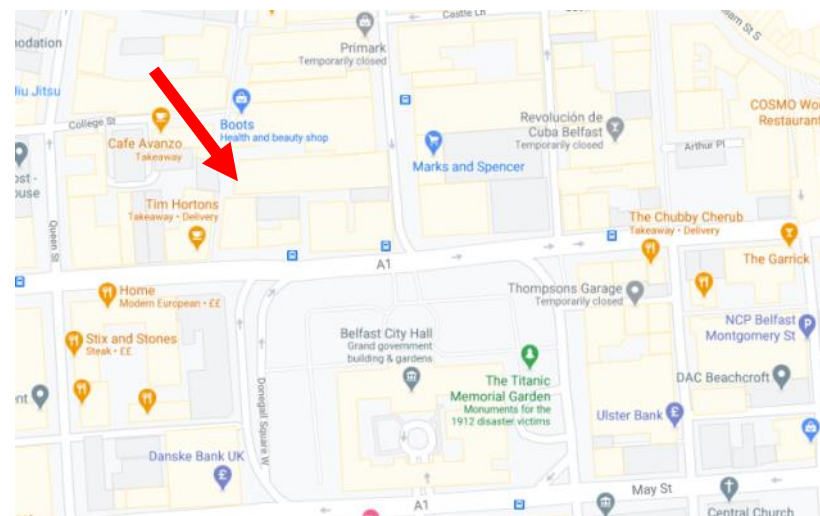


### Energy efficiency rating for this property

This property's current energy rating is D.



## LOCATION MAP



## VIEWING

**Strictly by appointment with McConnell Chartered Surveyors.**

Contact: Philip Culbert or Shaun Wallace

Tel: 028 90 205 900

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

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