

TO LET

Excellent City Centre Office Suite c.980 sq ft (c.91 sq m)

2nd Floor
33 Church Lane
Belfast
BT1 4QN

- Attractive 2nd floor office suite situated in prime city centre location. Church Lane is a busy pedestrianised thoroughfare linking Ann Street to High Street.
- Available from October 2024.

LOCATION

The property occupies a prominent position on Church Lane, a pedestrian thoroughfare close to the Ann Street Junction.

The offices are situated in close proximity to Victoria Square. Neighbouring occupiers include Bootleggers, Better Gym, Hi Park Car Park, Urban Outfitters, Caffè Nero and Bullitt Hotel.

Ideal for professional business requiring affordable city centre office accommodation.

DESCRIPTION

The unit comprises office accommodation situated on the second floor with access and stairwell from Church Lane.

The accommodation is available for occupation from October 2024 and is finished to include painted / plastered walls, suspended ceilings, recessed lighting, double glazing windows and gas fired central heating.

The suite is currently split to provide four offices with self-contained WC facilities.

ACCOMMODATION

Floor	Sq Ft	Sq M
2 nd Floor Offices	c. 980	c. 91
& WC Facilities		
Total Internal Area	c. 980	c. 91

INSURANCE

Incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

The charge for the period 10th March 2024 – 9th March 2025 is £917.98.

SERVICE CHARGE

A service charge will be payable to cover a fair proportion of the cost of repair, maintenance and upkeep of common areas. Charge currently estimated at c.£4.00 per sq ft.



LEASE TERMS

Term :	Short or long term leases considered subject to periodic rent review.
Rent :	£7,950 per annum.
Repairs :	Effective full repairing and insuring lease subject to service charge.

RATES

We have been advised of the following by LPS:

NAV: £7,850 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.626592

Rates payable (approx.): £4,918.75 per annum

VAT

The building is not opted to tax and therefore no VAT is payable on rent.

EPC

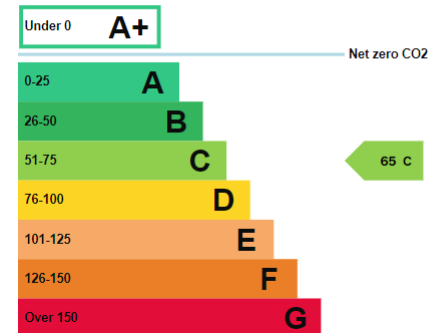
The property has an energy rating of C-65.

Full Certificate can be made available upon request.

33 Church Lane BELFAST BT1 4QN		Energy rating C
Valid until 18 August 2034	Certificate number 3440-3167-9182-1666-0833	

Energy rating and score

This property's energy rating is C.



LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

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