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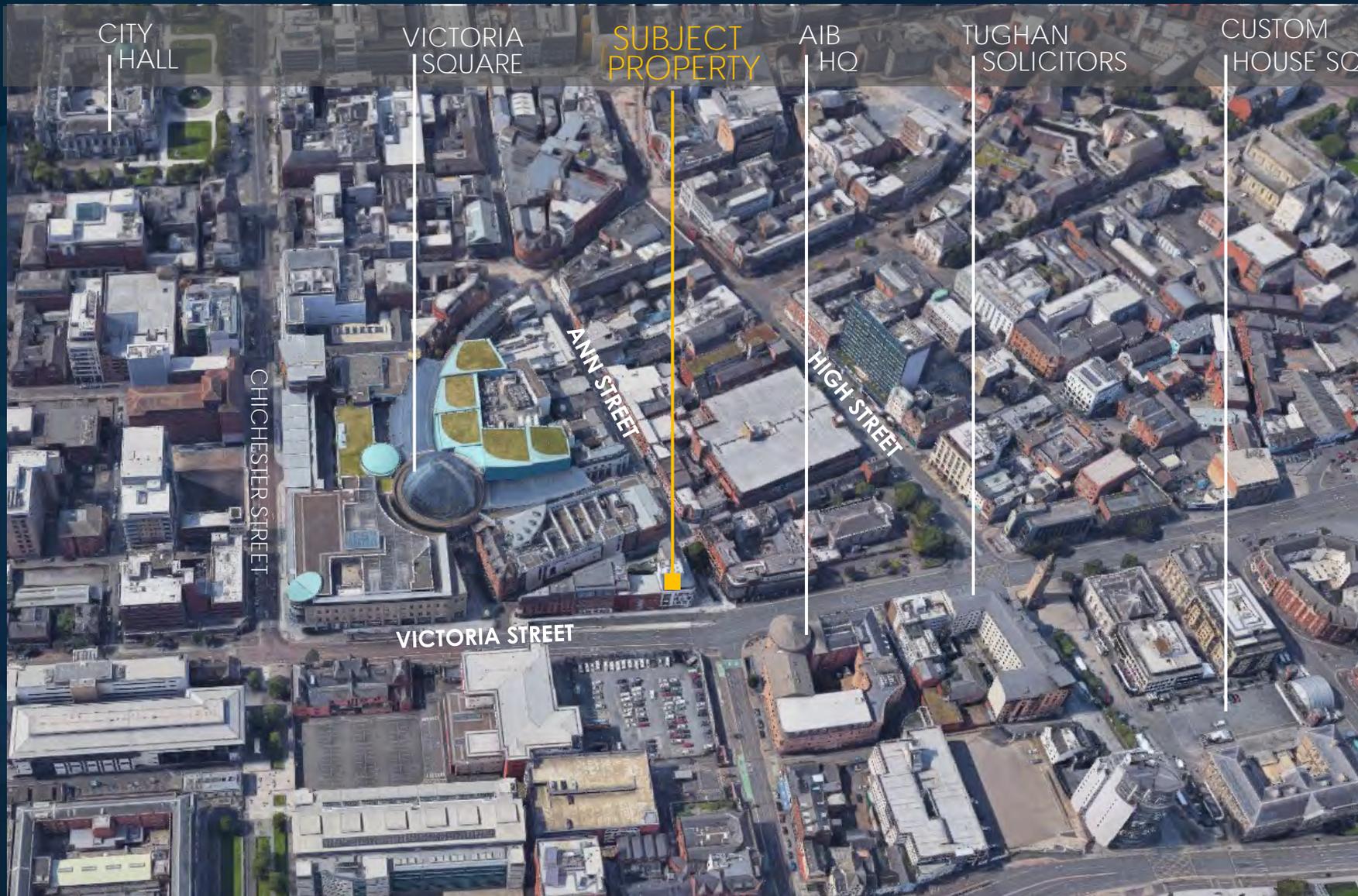
**83 - 85 Victoria Street, Belfast, BT1 4PB**

Grade A Office Accommodation From c. 762 sq ft

# LOCATION

The subject occupies a prominent position on the corner Ann Street and Victoria Street within a 5 minute walk from Belfast City Centre.

Located in Belfast City Centre, the building is a short distance from Victoria Square and in close proximity to the city's main transport hubs including Laganside Bus Terminal and Lanyon Place Train Station.



EASILY ACCESSED VIA THE M1, M2 & M3 WITH AN ABUNDANCE OF PUBLIC CAR PARKING IN CLOSE PROXIMITY



SITUATED ON THE GLIDER ROUTE WITH MANY OF THE METRO SERVICES WITHIN A FEW MINUTES WALK



10 MINS WALK TO GREAT VICTORIA STREET BUS & RAIL STATION / LANYON PLACE TRAIN STATION



10 MINS DRIVE TO GEORGE BEST BELFAST CITY AIRPORT AND C. 30 MINS DRIVE TO BELFAST INTERNATIONAL AIRPORT

# DESCRIPTION

The property provides Grade A open plan office accommodation with excellent levels of natural light. Finishes include suspended ceilings with recessed fluorescent LED lighting, full air conditioning, plastered / painted walls, kitchen and WC facilities.

Entry is provided by way of an intercom entry system with each floor accessed via a high speed 10 person passenger lift.



[CLICK HERE FOR 3D VIRTUAL TOUR OF 4TH AND 5TH FLOOR](#)

## ACCOMMODATION / RENTAL SCHEDULE

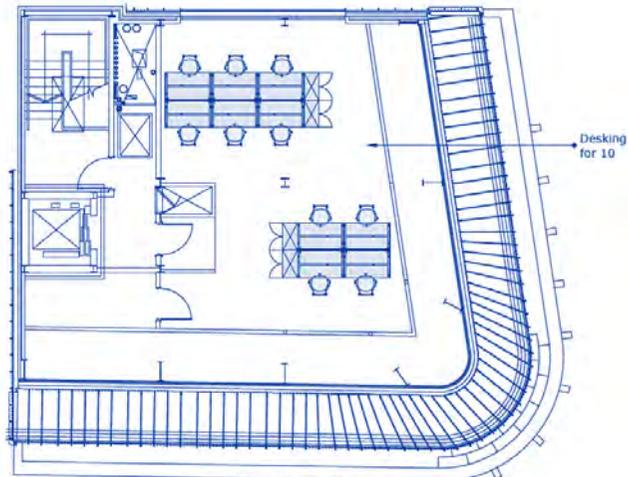
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	RENT (PER ANNUM)	RENT (PER MONTH)	NAV (ESTIMATED RATES PAYABLE)
FOURTH FLOOR	C. 143 sq m	C. 1,535 sq ft	£25,000	C. £2,083	£20,100 (£12,047.18)
FIFTH FLOOR	C. 71 sq m	C. 762 sq ft	£12,500	C. £1,041	£10,800 (£6,473.11)
<b>TOTAL ACCOMMODATION</b>	<b>C. 214 sq m</b>	<b>C. 2,297 sq ft</b>			

Please note: All prospective Tenants should make their own enquiries to confirm the NAV / rates payable.

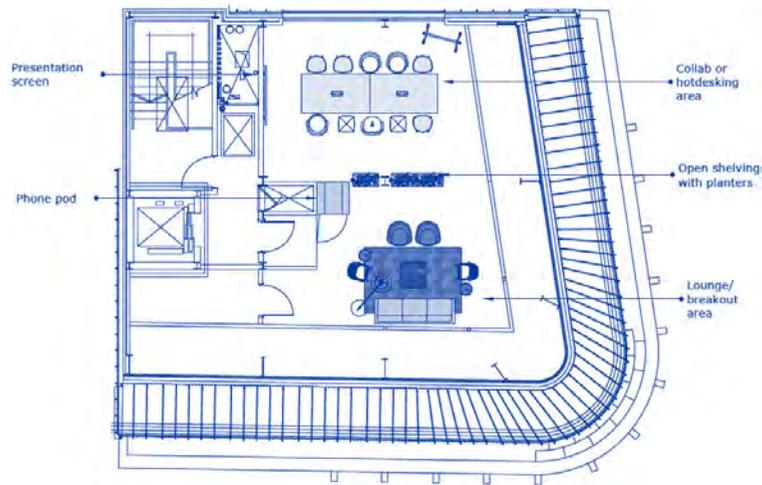


# FLOOR PLANS

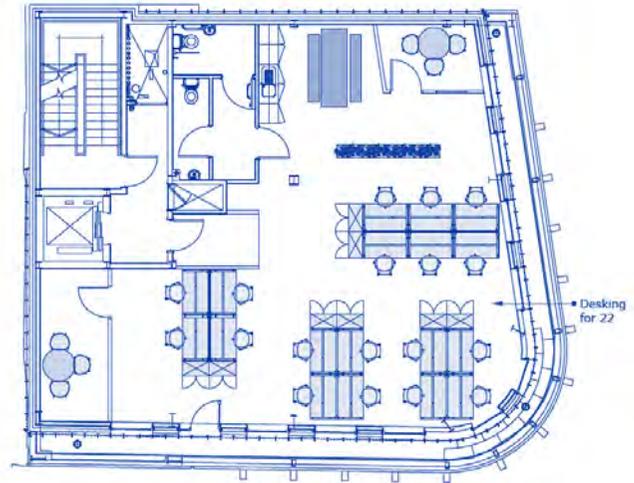
Existing Layout - 5th floor



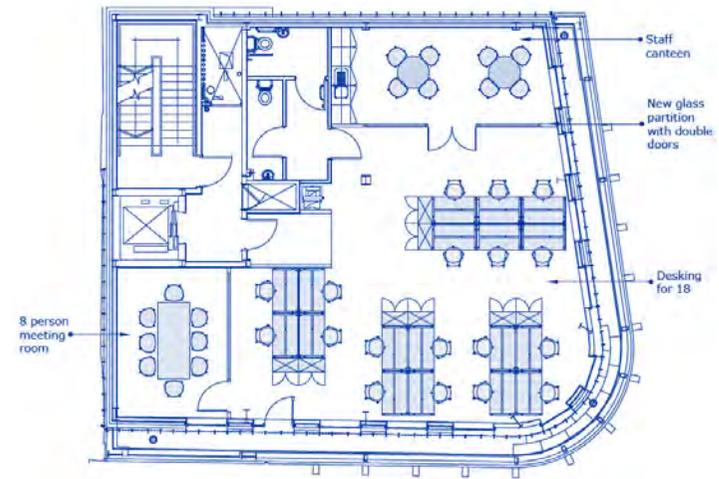
Proposed Layout - 5th floor



Existing Layout - 4th Floor



Proposed Layout - 4th floor



5TH FLOOR

4TH FLOOR

# LEASE DETAILS

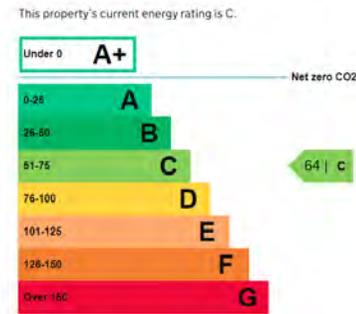
TERM:	Negotiable
REPAIRS / INSURANCE:	Tenants are responsible for internal and external repairs by way of service charge.
SERVICE CHARGE:	To be confirmed

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC DETAILS



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE  
iain.mccabe@okt.co.uk

JAMES CHRISTIE  
james.christie@okt.co.uk

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

