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TO LET

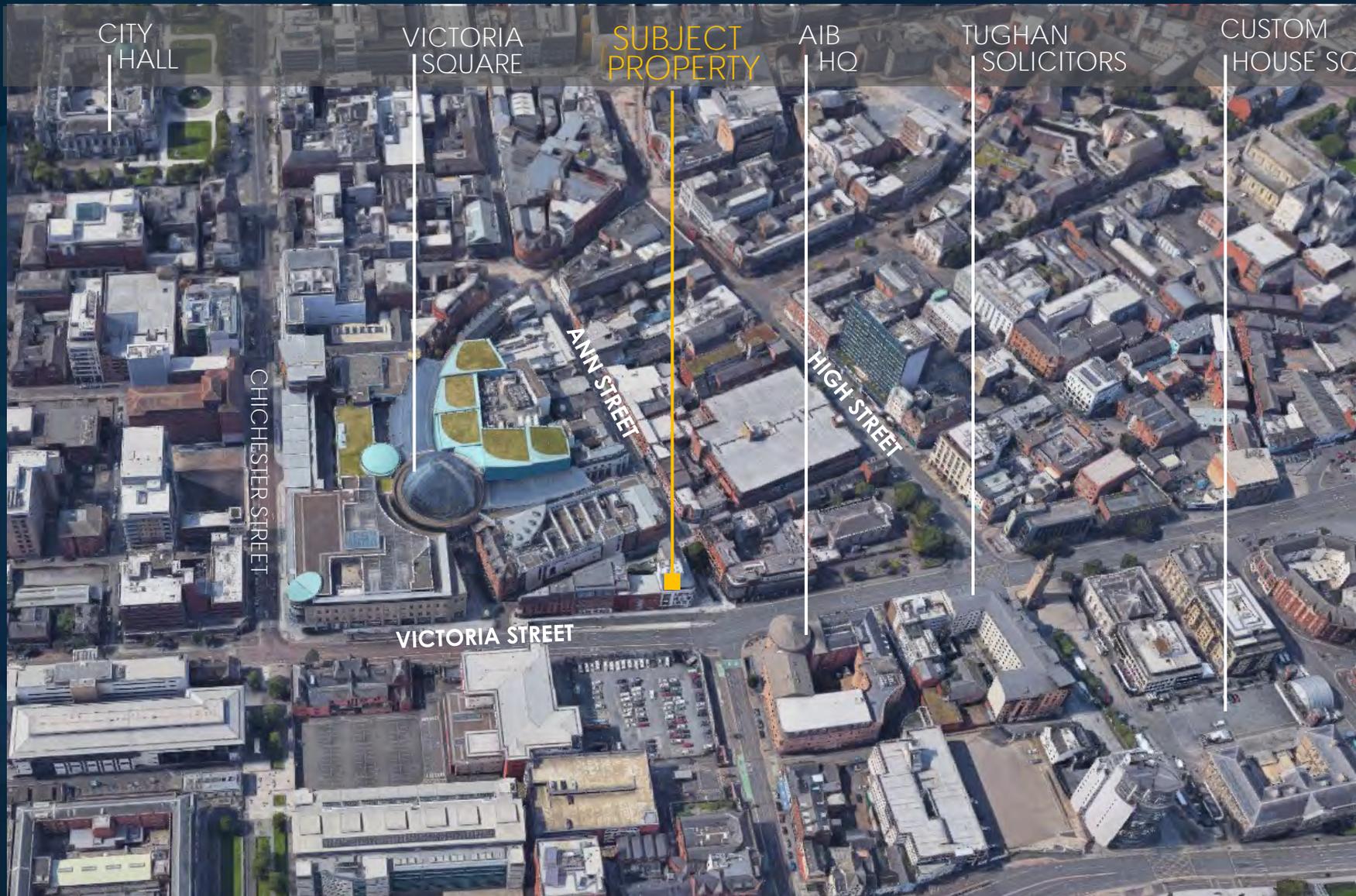
83 - 85 Victoria Street, Belfast, BT1 4PB

Grade A Office Accommodation Extending from c. 760 sq ft - 4,145 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



10 MINS DRIVE TO GEORGE
BEST BELFAST CITY AIR-
PORT 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 3RD FLOOR](#)



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

ACCOMMODATION / RENTAL SCHEDULE

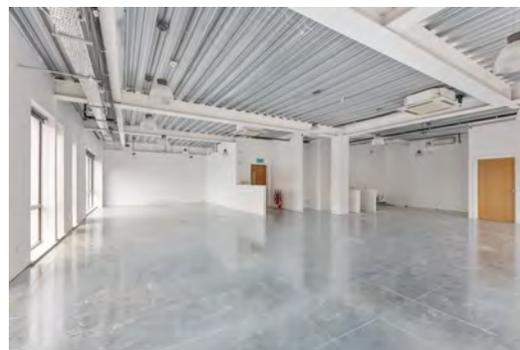
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	RENT (PER ANNUM)	RENT (PER MONTH)	NAV (ESTIMATED RATES PAYABLE)
FIRST FLOOR	LET				
THIRD FLOOR OFFICES	LET				
FOURTH FLOOR OFFICES	C. 143 sq m	C. 1,535 sq ft	£25,000	C. £2,083	£16,000 (£8,816.72)
FIFTH FLOOR OFFICES	C. 71 sq m	C. 762 sq ft	£12,500	C. £1,041	£8,600 (£4,738.99)
TOTAL ACCOMMODATION	C. 386 sq m	C. 4,145 sq ft			

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

TO LET

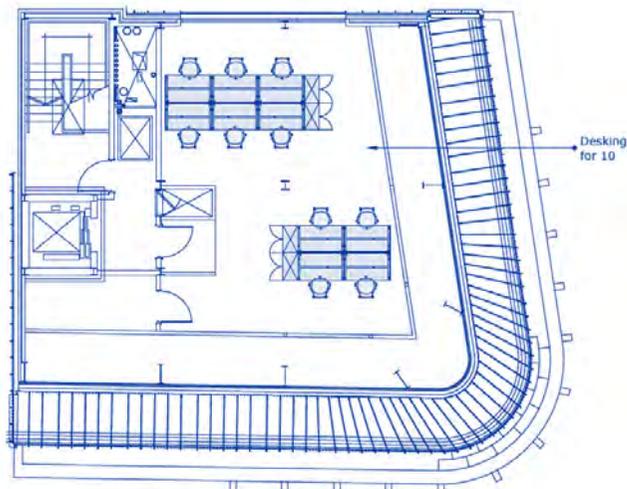
Grade A Office Accommodation Extending from
c. 760 sq ft - 4,145 sq ft

83–85 Victoria Street

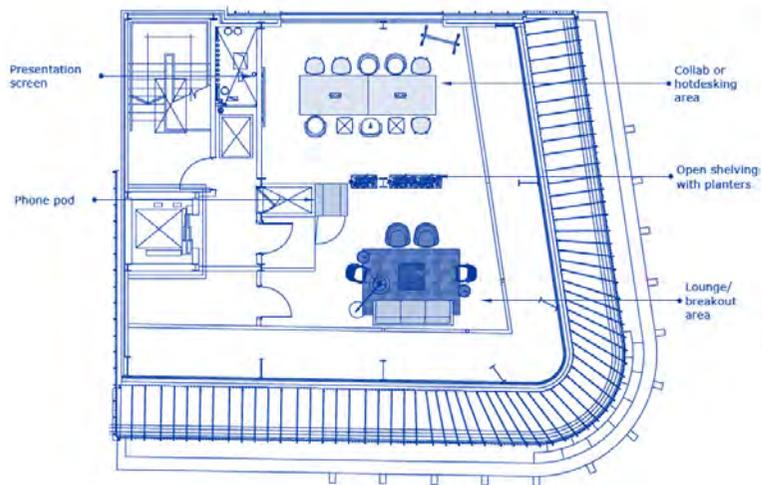


FLOOR PLANS

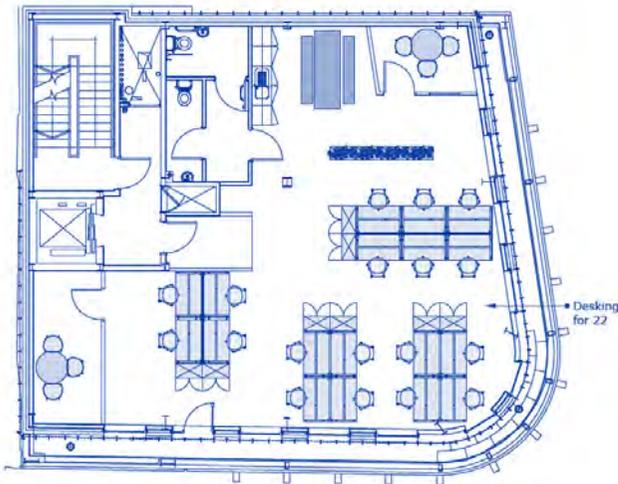
Existing Layout - 5th floor



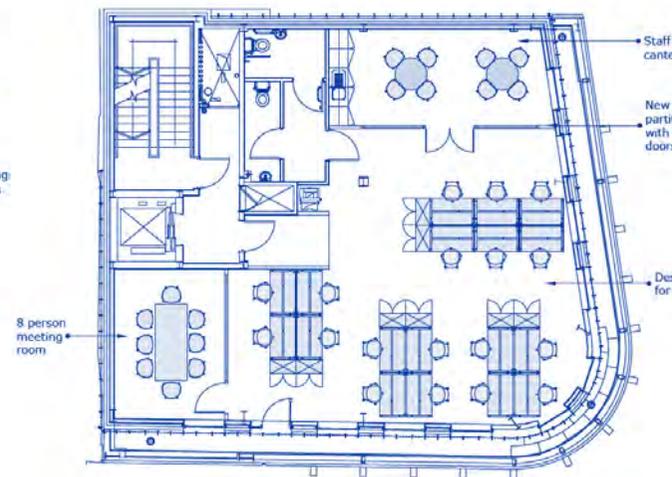
Proposed Layout - 5th floor



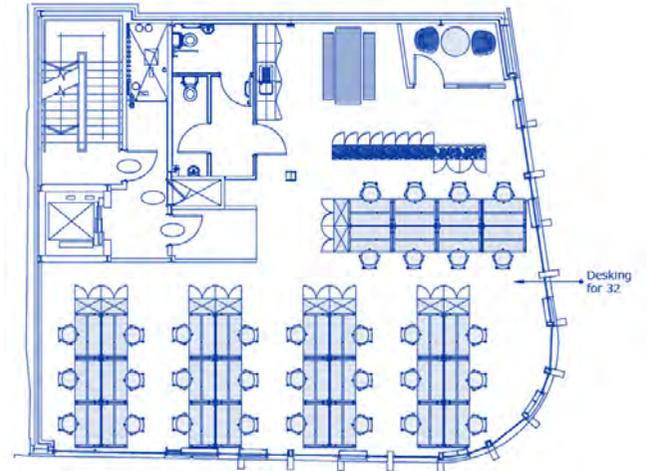
Existing Layout - 4th Floor



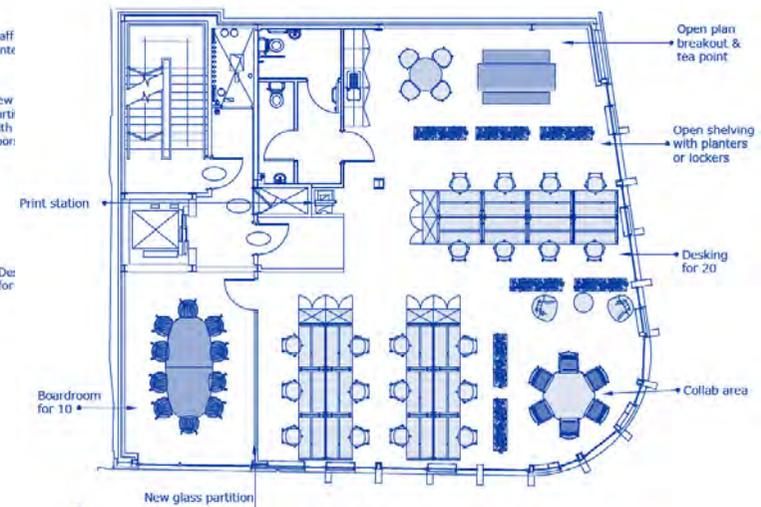
Proposed Layout - 4th floor



Existing Layout - 3rd floor



Proposed Layout - 3rd floor



5TH FLOOR

4TH FLOOR

3RD 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

VAT

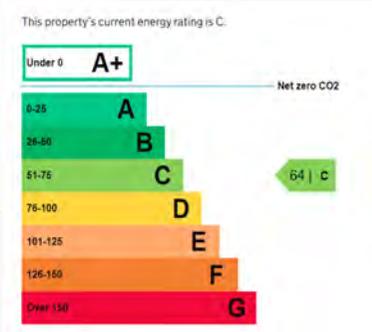
All prices, outgoings etc are exclusive of, but may be VAT.

EPC

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

File No: 7960



subject to



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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 them-