



**Instinctive
Excellence
in Property.**

To Let

Prime City Centre Office Accommodation

Index House
61 Fountain Street
Belfast
BT1 5EB

OFFICES



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Location

Belfast is the Capital of Northern Ireland with a population of approximately 281,000 people. It is located 100 miles north of Dublin and 70 miles south east of Derry/Londonderry.

The property is located in the heart of Belfast's Central Business District at the corner of Fountain Street and Wellington Place. It is easily accessible and is within walking distance from the Europa Bus Centre and Great Victoria Street Railway Station. The ground floor of the premises is occupied by Tim Hortons, Bob and Berts and Taboo Donuts.

Neighbouring occupiers include A&L Goodbody, First Trust Bank, Danske Bank, Starbucks and Boots Chemist.

Description

The unit is arranged across the fifth floor and benefits from panoramic views of Belfast City Hall and surrounding areas. It is fitted out to a high standard throughout and finished to include: -

- Raised access flooring.
- CAT 5E Cabling.
- Suspended ceiling with recessed lighting.
- Heating/Cooling air conditioning.
- Painted and plastered walls.
- Carpeted Flooring.

Car parking is available to the rear of the premises by way of separate licences.

Accommodation

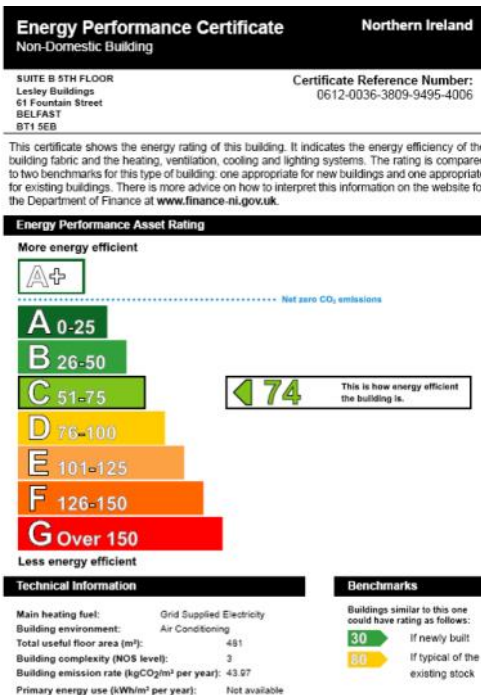
The property has been measured in accordance with the Code of Measuring Practice 6th Edition with all areas being approximate: -

Fifth Floor Area : 3,270 sq ft 303.8 sq m
TOTAL AREA 3,270 sq ft 303.8 sq m

Lease Details

Term : Negotiable
Rent : On application
Repairs : Full repairing and insuring
Service Charge : Approximately £3.72 per sq ft
Insurance : Approximately £1,487 per annum

EPC



Rates

NAV - £29,100

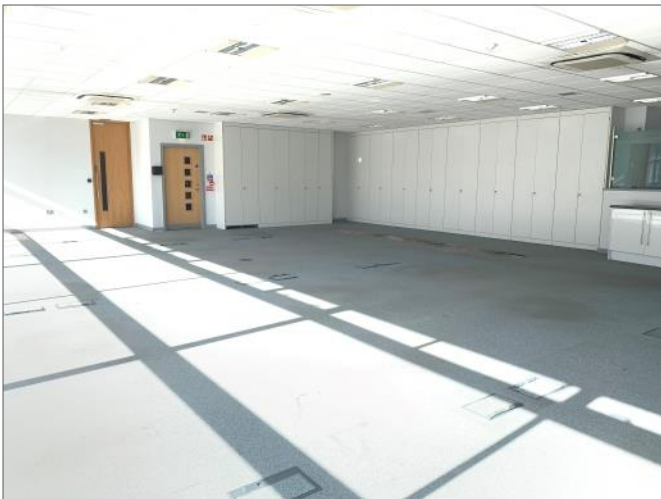
Rate in the £ for 2019/2020 - £0.614135

Estimated rates payable - £17,871

We would advise all interested parties to make their own enquiries directly to Land and Property Services.

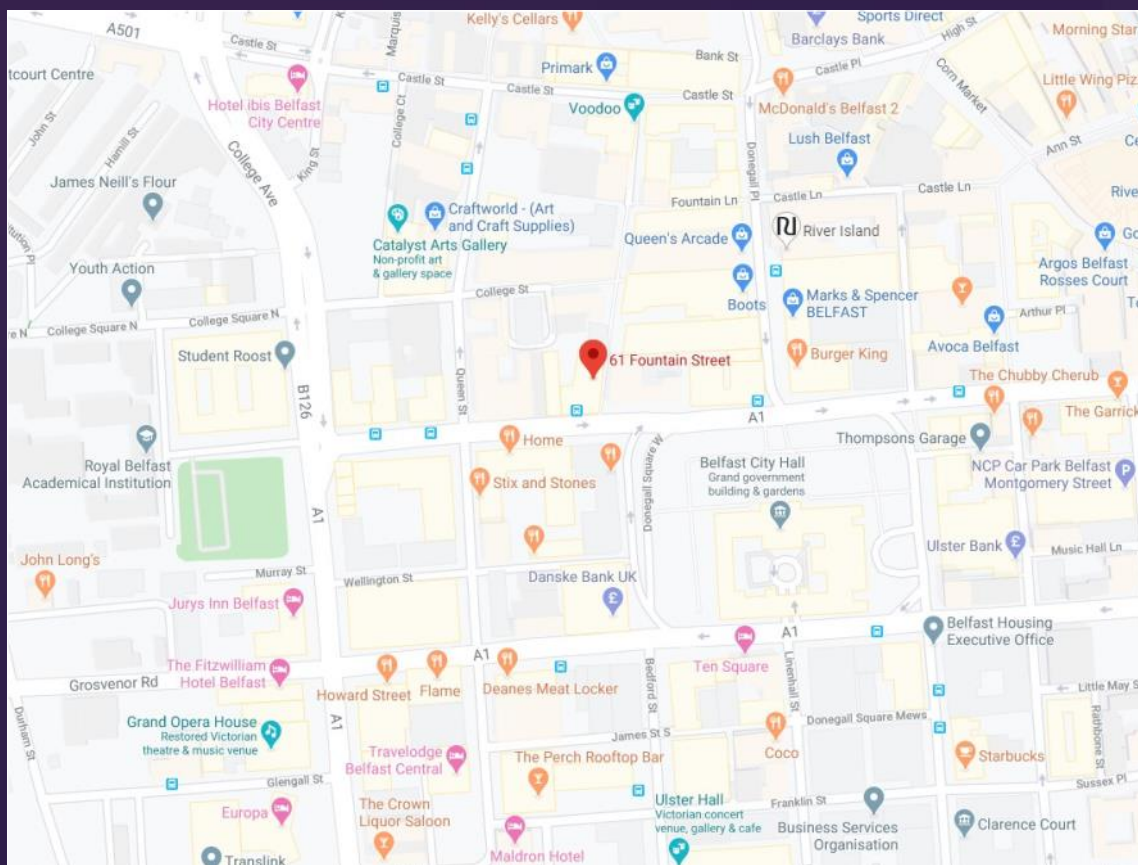
VAT

All prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.



FOR INDICATIVE PURPOSES ONLY

Location Maps



Osborne King

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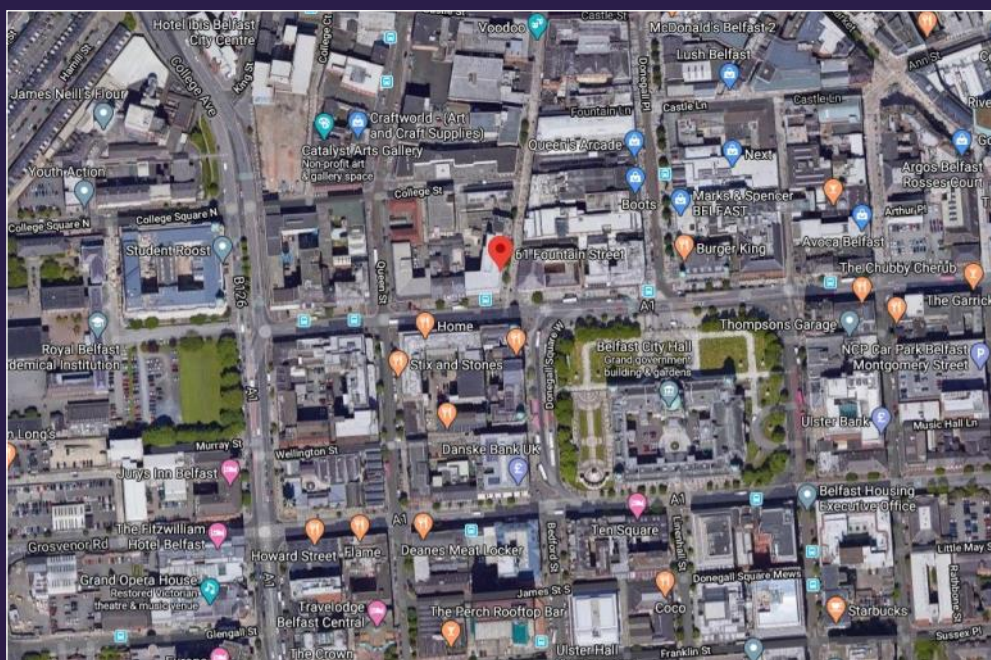


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CUSTOMER DUE DILIGENCE

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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.