



Instinctive  
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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

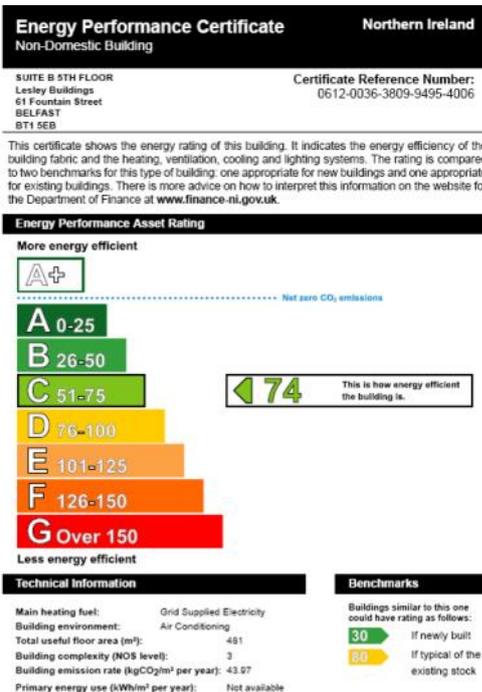
The property has been measured in accordance with the Code of Measuring Practice 6th Edition with all areas being approximate: -

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

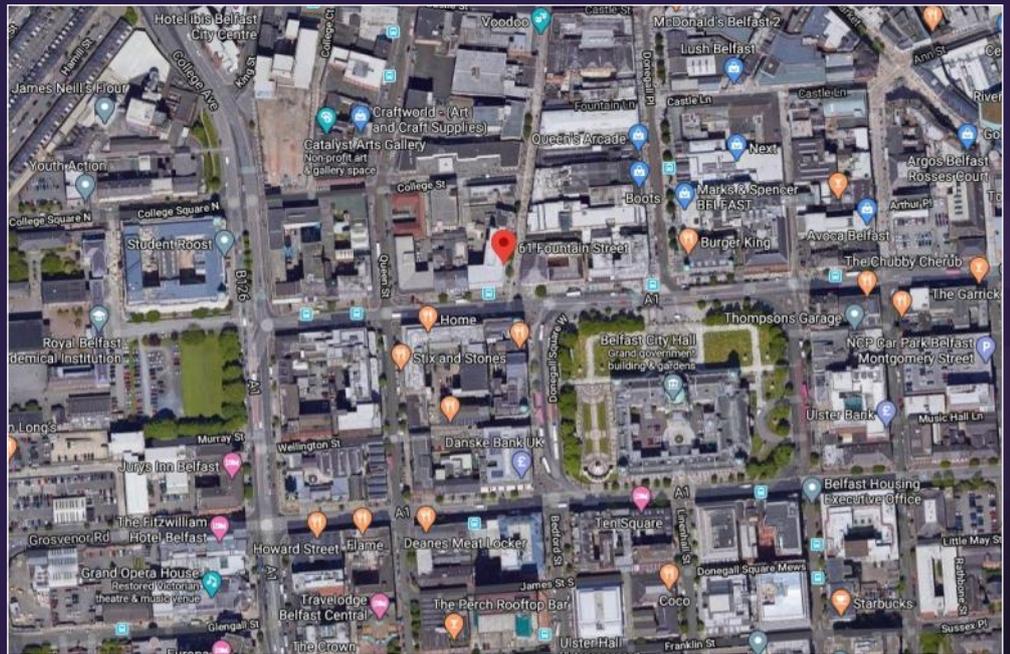
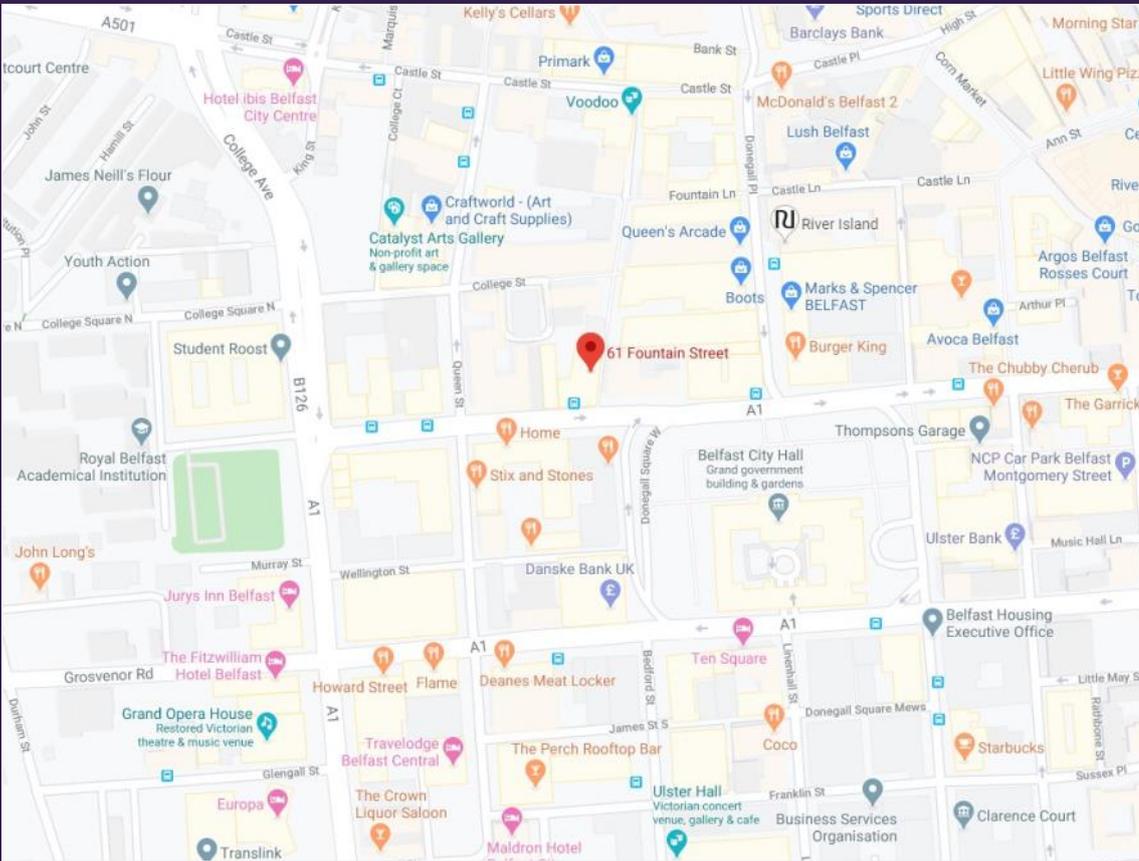
We would advise all interested parties to make their own enquiries directly to Land and Property Services.

## VAT

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



# Location Maps



FOR INDICATIVE PURPOSES ONLY

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### MISREPRESENTATION ACT 1967

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