

**c.2,800 sq.ft -
Available immediately**



To Let

**Office Premises - 1st Floor, Lesley Studios,
32-36 May Street, Belfast BT1 4NZ**

**Riddell
McKibbin**

LESLEY STUDIOS

Office Premises

1st Floor, Lesley Studios, 32-36 May Street, Belfast BT1 4NZ

**Riddell
McKibbin**

SUMMARY

- City Centre Office Suite
- Accommodation extends to c.2,800 sq.ft
- Situated at first floor within a modern office building
- Available immediately
- Rent £35,000 per annum exclusive

LOCATION

The property is located on May Street, a prominent office location within the city centre in close proximity to City Hall, Victoria Square and the Law Courts.

Occupiers in the vicinity include various Government Departments, Ross' Auction, NCP Car Park, Choice Housing Association, Lambert Smith Hampton and Arthur Cox.

DESCRIPTION

The subject comprises the 1st floor suite within a 5-storey office building constructed c. 2006 which is fully occupied other than the subject.

The accommodation is fitted to a good specification to include raised access floor, power and data cabling, plaster and painted walls, suspended ceiling with recessed lighting, kitchen, WCs and Comms Room.

The landlord has the ability to undertake a fit out on behalf of potential tenants, subject to cost plan.

RATES

We have been advised by Land and Property Services of the following:

Net Annual Value: £28,500

Rate in the Pound 2019/2020: 0.614135

Estimated Rates Payable: £17,503 p.a

EPC

C68 - A copy of the EPC is available upon request.

ACCOMMODATION (all areas are approximate)

The Net Internal Areas (NIA) of the subject premises is:

1st Floor	260 sq m	2,800 sq ft
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We have included a plan of the suite to the rear of these particulars

VAT

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

LEASE DETAILS

Term: Negotiable

Rent: £35,000 per annum

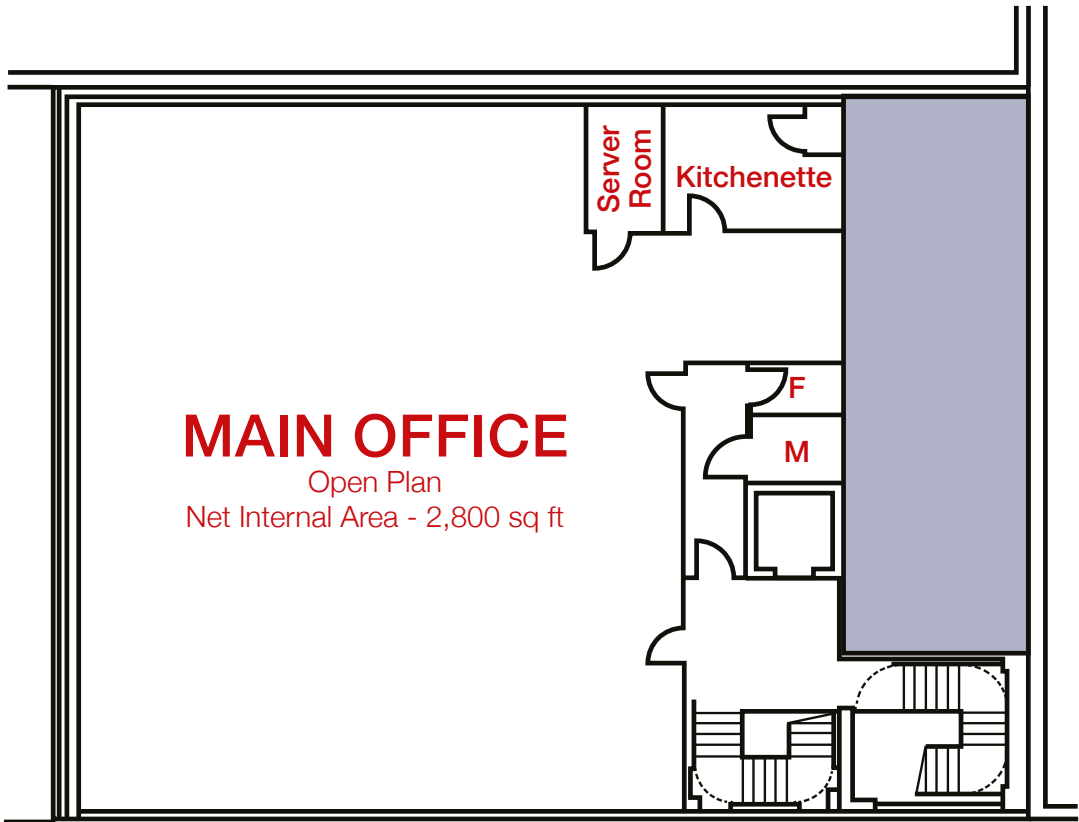
Repairs / Insurance: Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment. (£678 p.a approx.)

Service Charge: Levied to cover external repairs, maintenance & management of the common parts of the building. £6,000 p.a (approx.)









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Specification

- | | | |
|--|---|--|
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Raised Access Floor | 
Power & Data Cabling | 
Suspended Mineral Fibre Ceiling |
| 
Recessed Lighting | 
Comms Room | 
Kitchenette |

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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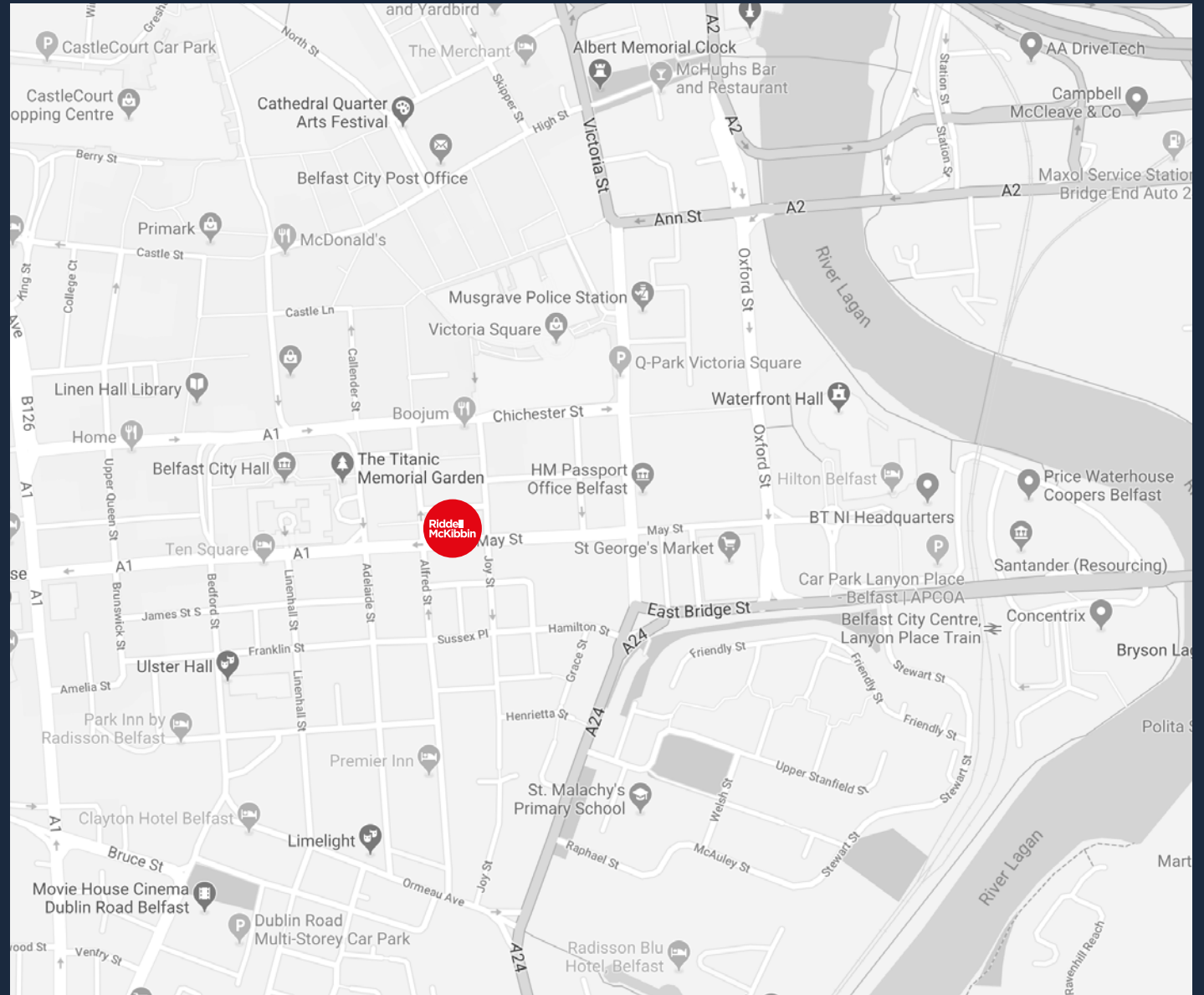
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