



**For Sale/To Let**

**Office Premises - 6th Floor, Lesley Suites,  
2-12 Montgomery Street, Belfast BT1 4NX**

**Riddell  
McKibbin**

# Office Premises

## 6th Floor, Lesley Suites, 2-12 Montgomery Street, Belfast BT1 4NX

**Riddell  
McKibbin**

### SUMMARY

- 2,050 sq ft Office premises over single floor plate
- Lift access
- Belfast City Centre
- Excellent specification
- Rent £32,000 per annum exclusive
- Long leasehold interest £400,000

### LOCATION

The property is located on Montgomery 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, Rapid 7, Lambert Smith Hampton, Arthur Cox and the new HMRC office on Chichester Street.

### DESCRIPTION

The subject comprises the 6th floor suite within an 8-storey office building constructed c. 2006 which is fully occupied.

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

The space is capable of occupation from March 2020.

### RATES

We have been advised by LPS of the following:

**Net Annual Value:** £22,000

**Rate in the Pound 2019/2020:** 0.614

**Estimated Rates Payable:** £13,508 pa

### ACCOMMODATION (all areas are approximate)

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

6th Floor	190.5 sq m	2,050 sq ft
-----------	------------	-------------

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.

### EPC

TBC

### LEASE DETAILS

**Term:** Flexible

**Rent:** £32,000 per annum

**Repairs:** Full repairing and insuring by way of a service charge

**Service Charge:** £3,418.16 per annum for last financial year

**Insurance:** £378.35 per annum approx.

### SALES PROPOSAL

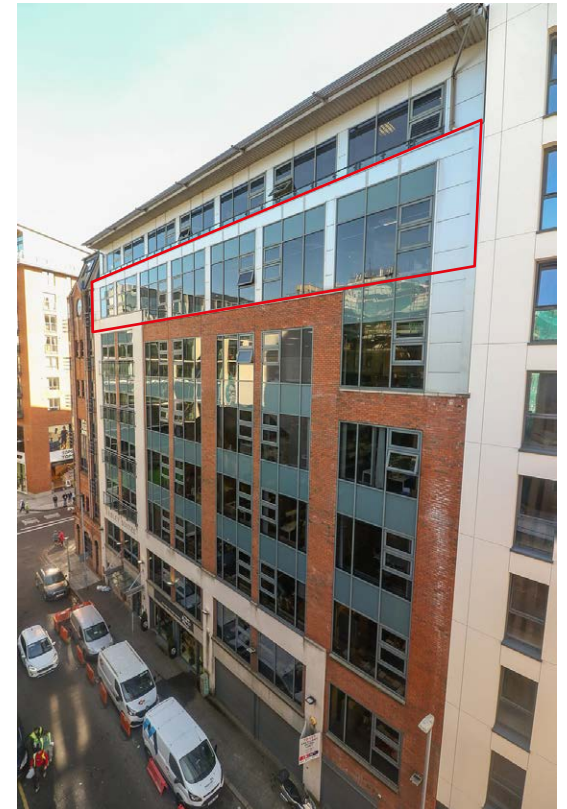
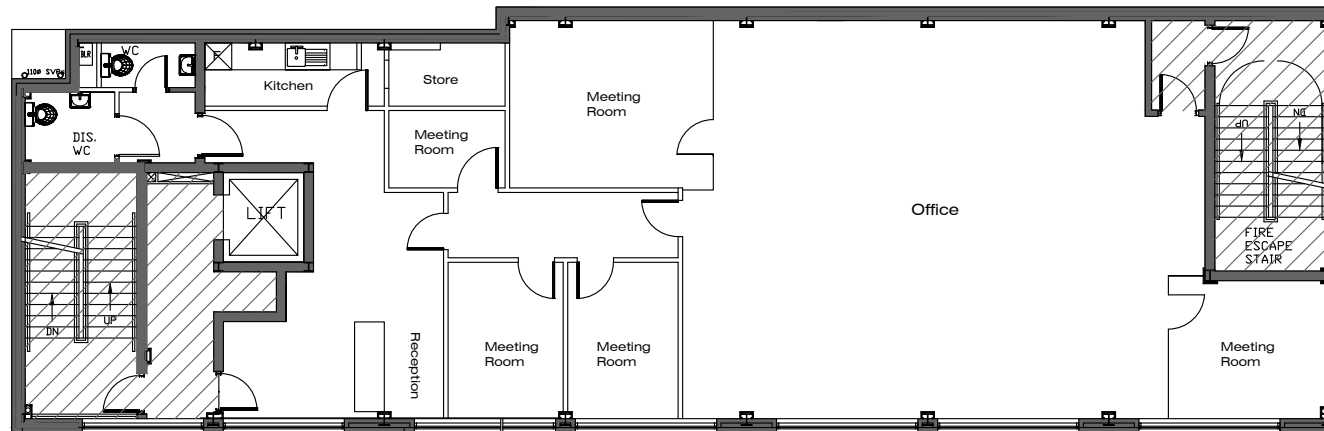
We are instructed to seek offers in excess of £400,000 for the long leasehold interest.

It is envisaged the transaction will be treated as a TOGC.

Office Premises  
**6th Floor, Lesley Suites, 2-12 Montgomery Street, Belfast BT1 4NX**

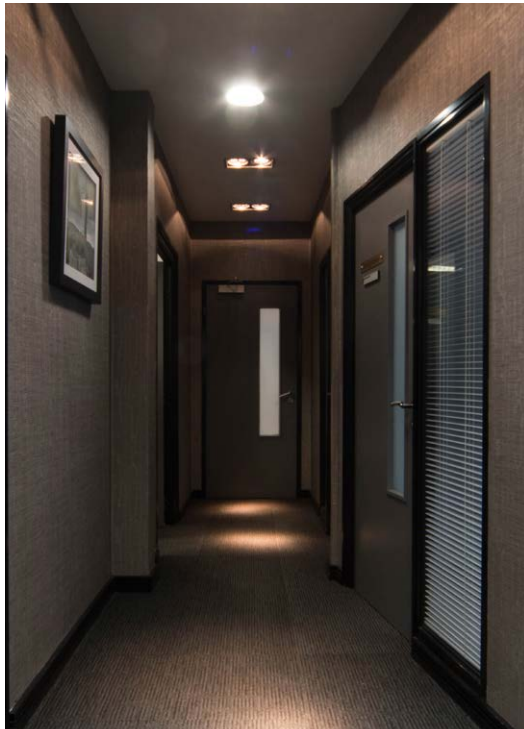
---

**Riddell  
McKibbin**



Office Premises  
**6th Floor, Lesley Suites, 2-12 Montgomery Street, Belfast BT1 4NX**

**Riddell  
McKibbin**



For more information or to arrange  
a viewing please contact:

# Riddell McKibbin

**Mark Riddell**  
07920 186523  
mark@riddellmckibbin.com

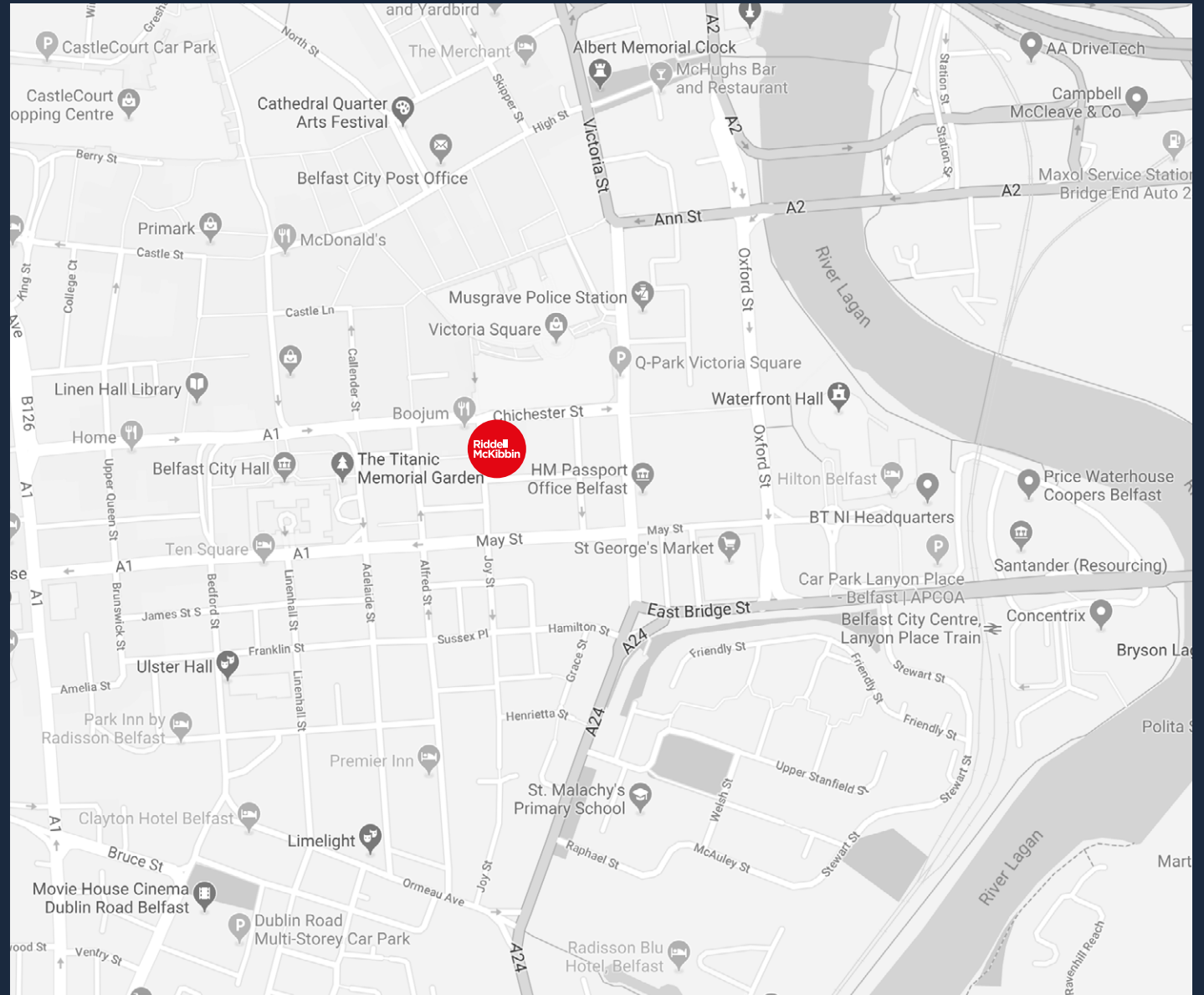
**Martin McKibbin**  
07715 269699  
martin@riddellmckibbin.com

3rd Floor  
7-11 Linenhall Street  
Belfast  
BT2 8AA

028 9531 3122

**www.riddellmckibbin.com**

Ref: RM0054



Riddell McKibbin Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Riddell McKibbin Limited or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Riddell McKibbin Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Riddell McKibbin Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Riddell McKibbin Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.