



For Sale/To Let

Recently Refurbished - Modern Office Suite of 2,400 sq ft (223 sq m)

**3rd Floor, Causeway Tower,
9-11 James Street South, Belfast, BT2 8DN**

**Riddell
McKibbin**

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PROPERTY SUMMARY

- Refurbished office suite
- Immediately available
- Competitive terms
- Flexible occupation potential

LOCATION

The subject property is situated on James Street South in close proximity to Bedford Street, a prime city centre location. The suite is located within an established office location to the rear of the City Hall and benefits from excellent transport links, due to it's close proximity to the Europa Bus/Train Station and is easily accessed from the Motorway networks via Grosvenor Road.

The property is opposite the newly opened Grand Central Hotel and other professional occupiers within the building include Diamond Recruitment Group, 4C Executive Search, Ferguson & Co. Solicitors and Arthur Boyd & Company Accountants.

DESCRIPTION

The Suite is situated on the third floor of a 13 storey office building. The common areas are finished to a high specification to include an impressive entrance foyer and two high speed lifts serve all floors.

The office layout comprises an open plan office, kitchen and toilet facilities.

Internally the suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors and perimeter trunking.

In addition there is a video buzzer entry system, alarm, gas fired heating and a number of comfort cooling units.

ACCOMMODATION (All areas are approximate based on G.I.A)

	Sq.Ft	Sq.M
Third	2,400	223

PRICE

On application.

RATES

Net Annual Value (NAV): £30,300

Rate in £ for 2021/22: £0.5431

Rates payable, if applicable: £16,457

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.

LEASE DETAILS

Term Negotiable.

Rent £36,000 per annum exclusive.

Rent Review 5 yearly.

Repairs Effectively full repairing and insuring via service charge.

Insurance The Landlord to insure and the Tenant to reimburse.
2022 - 2023 premium is £1,082.85

SERVICE CHARGE

The current service charge payable is £5,557.20 per annum plus VAT.

VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

EPC

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

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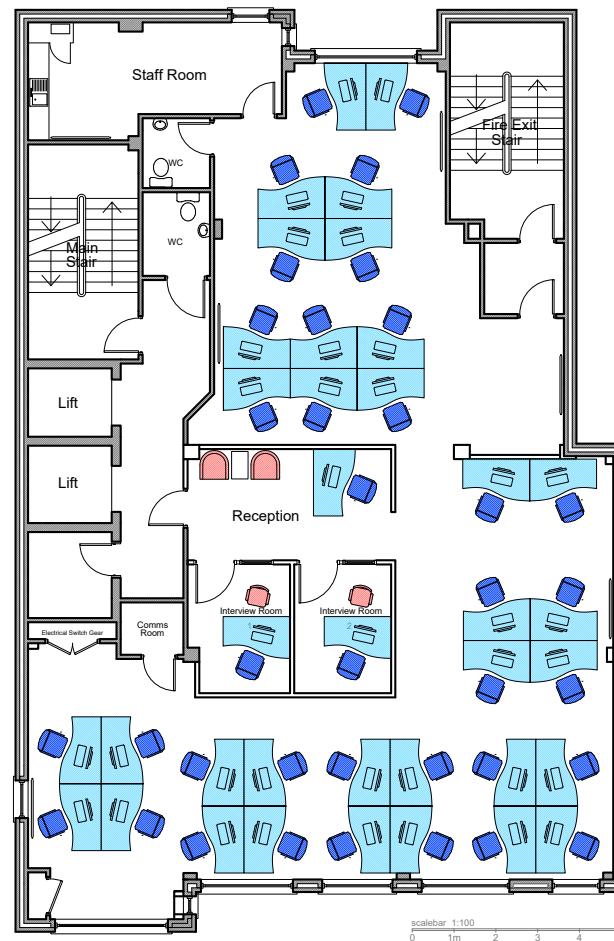
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34 Desk Layout with Reception and 2 Interview Rooms
(1600mm desk)

Causeway Tower - 3th Floor - 9 James Street South, Belfast

drg.no. J131/3 print A4 - 1:100

date 19.2.22

Indicative Layout

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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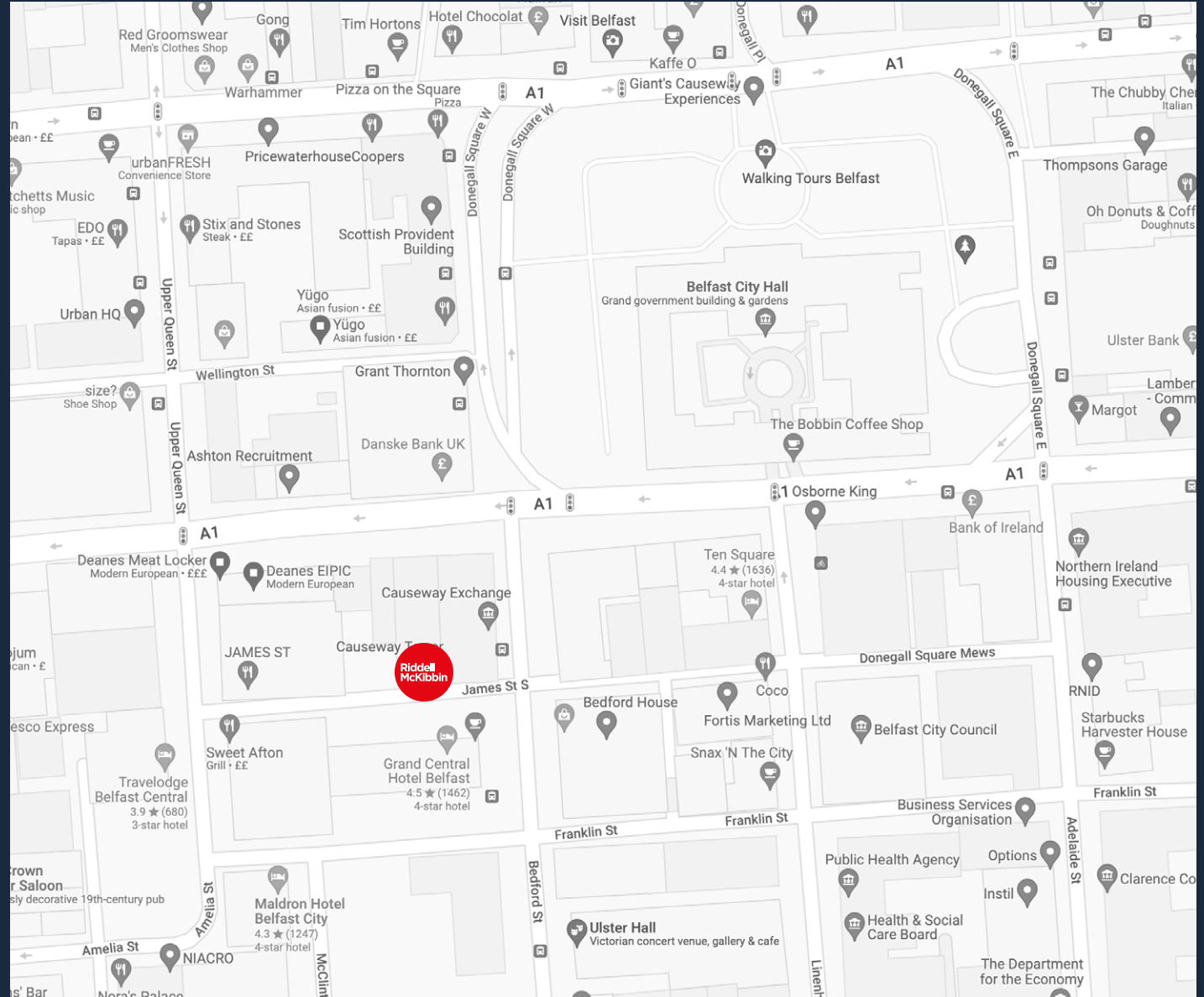
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