



ERSKINE
HOUSE
**PRIME
RETAIL ON
BELFAST'S
MOST
DESIRABLE
PITCH**

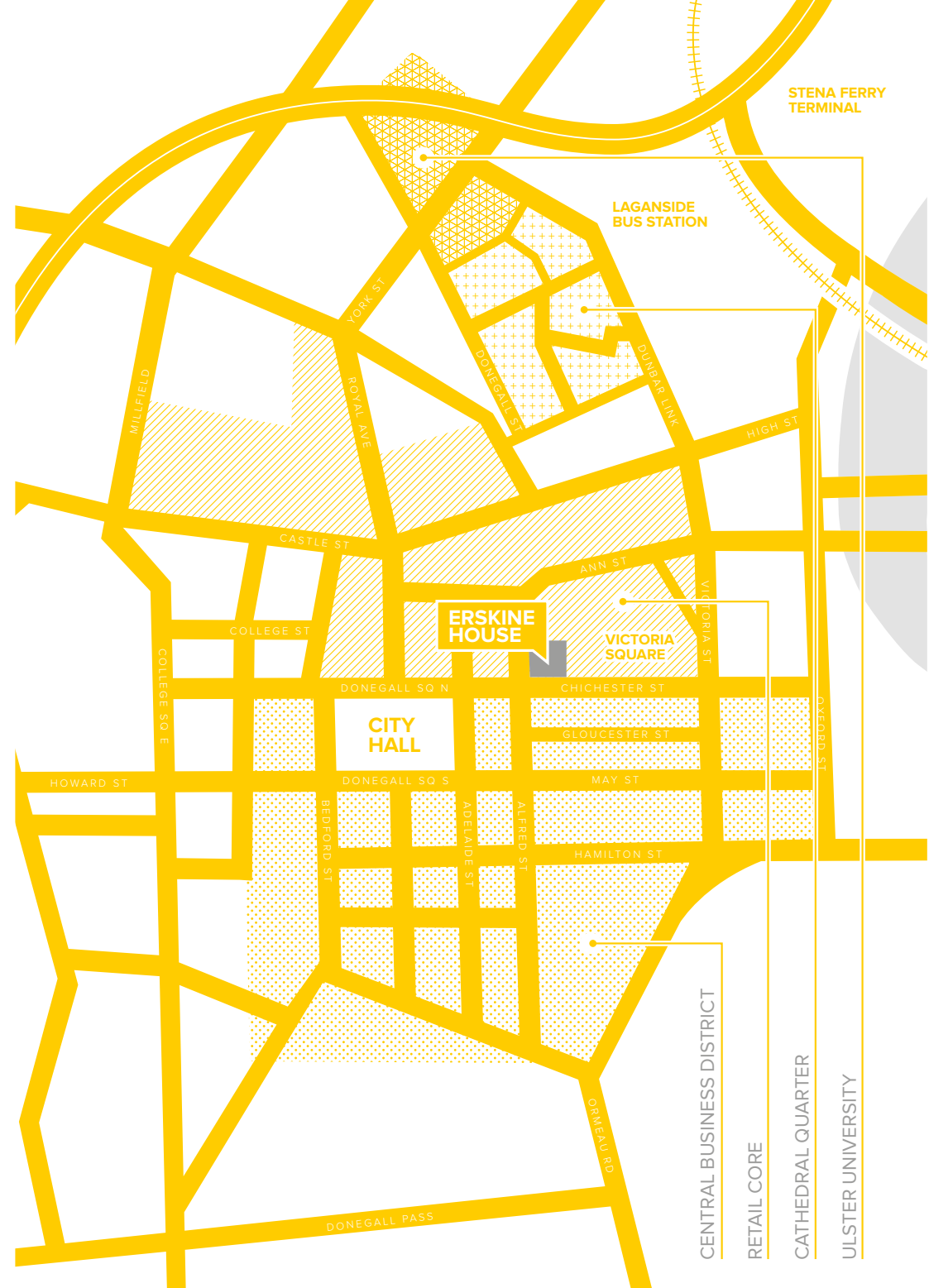


ERSKINE HOUSE IS A LANDMARK RETAIL AND OFFICE DEVELOPMENT IN THE HEART OF BELFAST CITY CENTRE OFFERING 8,000 SQ FT OF PRIME RETAIL ACCOMMODATION

Erskine House is ideally situated in the heart of Belfast's prime retail core on the fringe of the City's Central Business District. The Development is strategically positioned fronting Arthur Street and Chichester Street adjacent to Victoria Square

Shopping Centre. Victoria Square is anchored by House of Fraser and home to over 70 shops and restaurants.

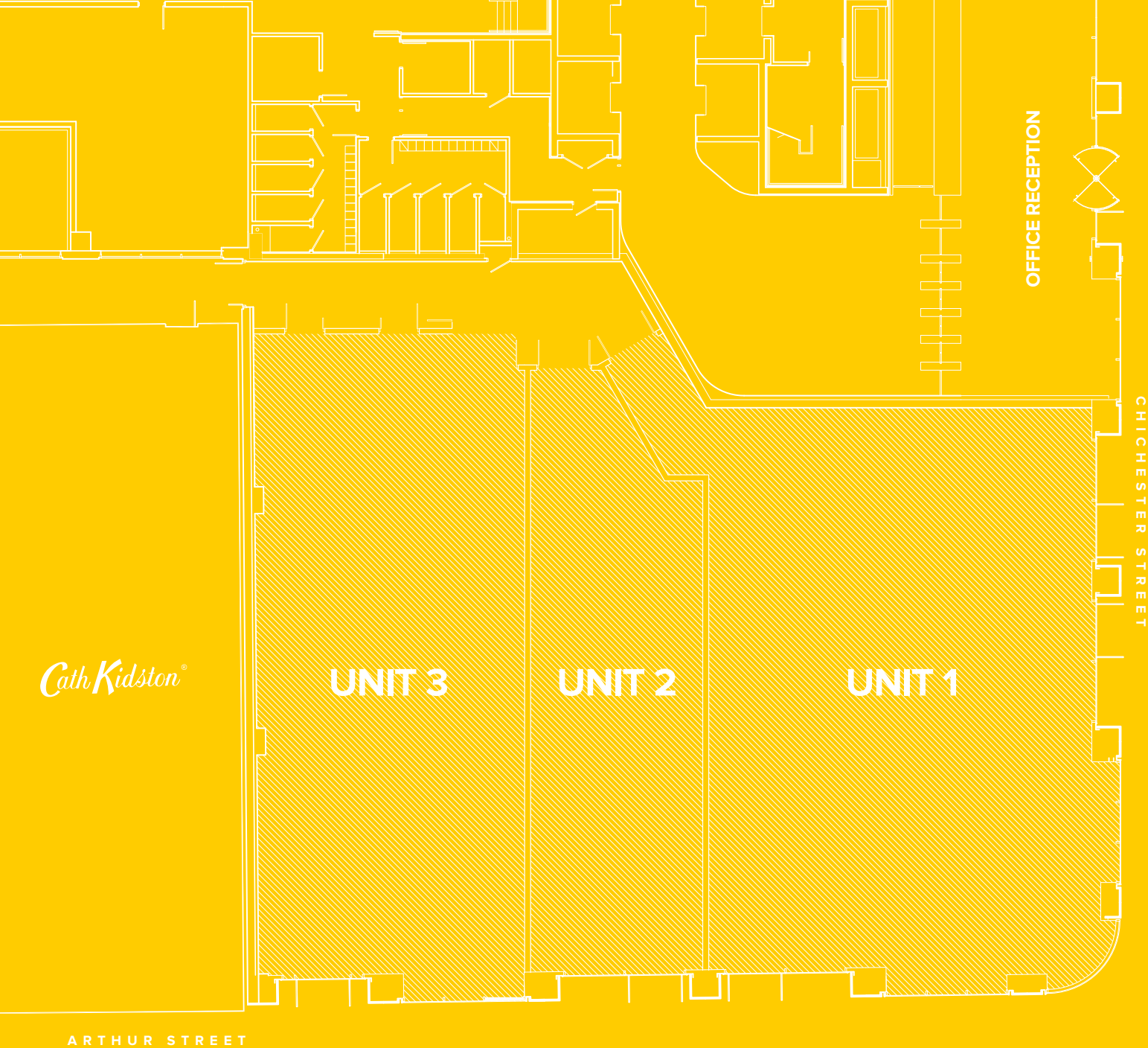
Belfast City Hall and the traditional retail pitches of Donegall Place and Castle Lane are within a 1 minute walk.





ARTHUR STREET IS ONE OF BELFAST'S MOST DESIRABLE HIGH STREET RETAIL PITCHES AND IS HOME TO LEADING NICHE RETAIL BRANDS





FLOOR PLANS

SCHEDULE OF ACCOMMODATION

Unit 1	3464 sq ft (321.8 sq m)
Unit 2	1430 sq ft (132.9 sq m)
Unit 3	2322 sq ft (215.7 sq m)

* Please note units can be tailored to meet occupiers size requirements



Chichester Street Frontage



Arthur Street Frontage

LEASE:

By negotiation.

SPECIFICATION:

The premises will be handed over in a developers shell specification.

SERVICE CHARGE:

Tenant to be responsible for payment of service charge in connection with the landlord's outgoings to include maintenance of common areas and agents management fees.

BUSINESS RATES:

To be assessed

VAT:

All figures quoted may be subject to VAT

RENT:

On Application.

Orby
Investment Ltd.

TODD



ERSKINE HOUSE

FURTHER INFORMATION

*For further information,
please contact:-*

Darren Best

028 9026 8003
075 0122 8872
Darren.Best@Savills.ie

Paul Wilson

028 9026 7820
077 7558 7235
Paul.Wilson@Savills.ie

Lesley Studios, 32-36 May St,
Belfast, BT1 4NZ
028 9026 7820



Erskine House Arthur Street, Belfast, BT2 5FD