



3RD FLOOR, 100 VICTORIA STREET

Belfast, BT1 3GN

PRIME CITY CENTRE LOCATION

savills

SUMMARY

The floor is presented as follows:

- Suspended Ceilings
- Plaster and Painted Walls
- Air Conditioning
- Carpeted Floor Coverings
- Raised Access Flooring
- WC Facilities

LOCATION

100 Victoria Street is situated on one of the most prominent positions in Belfast City Centre with the Royal Courts of Justice being adjacent to the subject property.

Within the immediate area is Victoria Square Shopping Centre, Waterfront Hall, Belfast City Hall and St. George's Market.

Law Society House occupies a prominent position on Victoria Street right in the heart of Belfast's legal district. Nearby tenants include O'Reilly Stewart, McCartan Turkington Breen and Arthur Cox.



ACCOMMODATION

Description	Sq.Ft	Sq.M
3rd Floor	Approx. 6,576	Approx. 611

RATES

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

Net Annual Value:	£121,000.00
Rate in the £ for 2024/2025:	0.599362
Estimated Rates Payable:	£72,522.80



DESCRIPTION

100 Victoria Street consists of 5 storeys of Grade A office space with a manned lobby, retail on the ground floor and basement car parking.

Tenants include: Her Majesty's Passport Office, Law Society of Northern Ireland, McKeown's Solicitors and Nihon Cyber Defence.

Public transport is easily accessible with the Lagan Bus Station only about a 2 minute walk and the Central Station about a 10 minute walk.

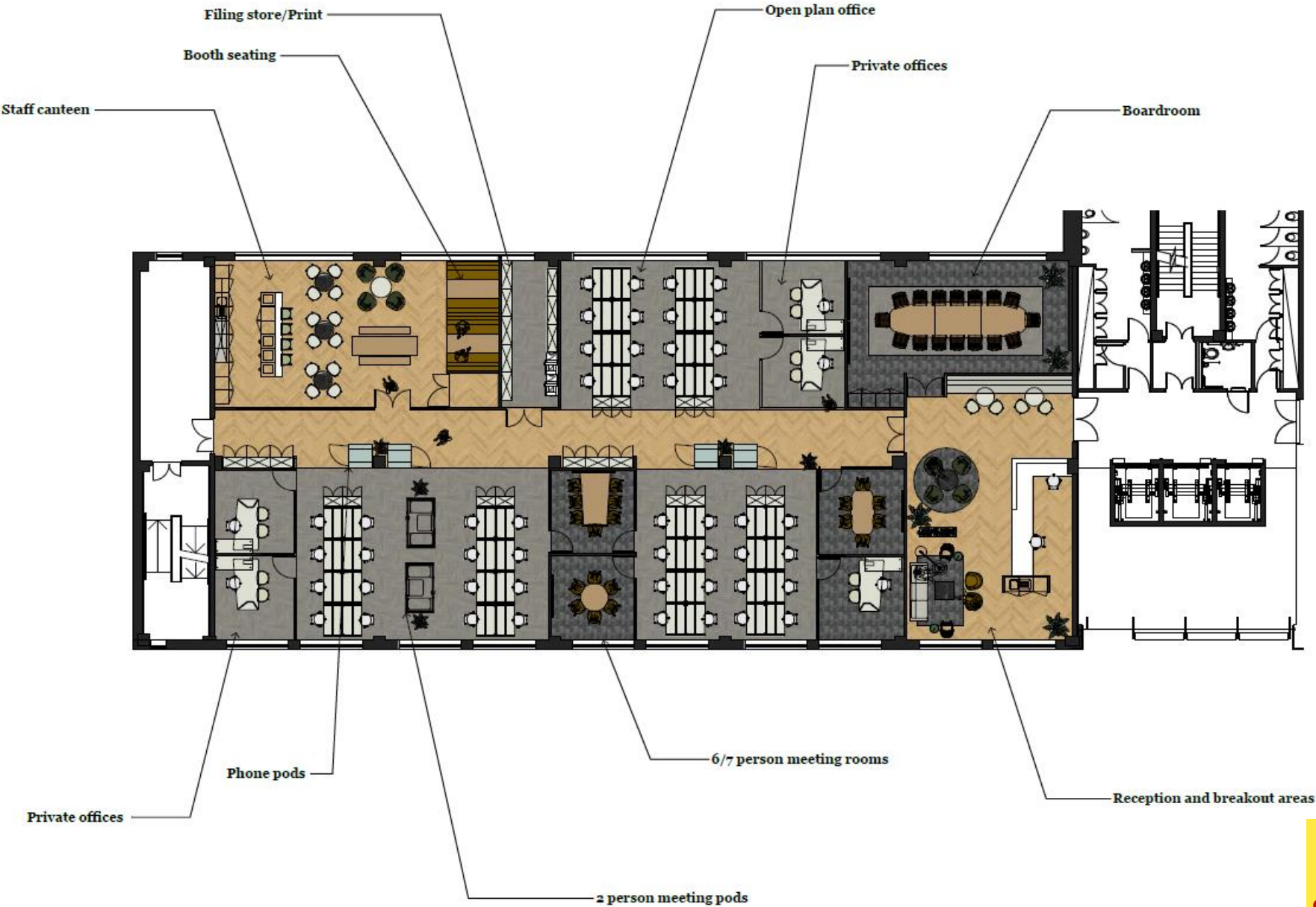
Parking is also available at the NPC Montgomery Street, Q-Park Victoria Square and JustPark Lanyon Place.

LEASE TERM

Rent	£21.00 psf
Term	By Negotiation
Insurance	Est £1,563.52
Service Charge	Est £32,450
Repairs	Full Repair and Insuring



POTENTIAL SPACE PLAN





100 VICTORIA STREET

1. BELFAST CITY HALL
2. VICTORIA SQUARE
3. LAGANSIDE BUS CENTRE
4. St GEORGE'S MARKET
5. CASTLECOURT
6. WATERFRONT HALL

100
VICTORIA
STREET

VAT

All prices, outgoings and rentals are exclusive of, by may be liable to Value Added Tax.

EPC Rating

C (tbc)

CONTACT

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