



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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OFFICE ACCOMMODATION



TO LET

SUPERB HI-SPEC OFFICE ACCOMMODATION

c. 1,193 sq ft (c. 111 sq m)

**4th Floor, Craig Plaza
51 Fountain Street
Belfast
BT1 5EA**



- Excellent office accommodation of c. 1,193 ft² (111 m²).
- Craig Plaza is a modern office building which fronts Fountain Street, known best for being one of the busiest pedestrian thoroughfares in Belfast city centre.
- This property has been fitted to a very high specification throughout to include air conditioning, passenger / goods lift, intercom entry system and aluminium framed double glazed windows.
- Occupiers within the building include Royal British Legion, Everyday Loans Ltd and Portfolio Property Management



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The property is located on the busy pedestrianised Fountain Street within the retail core of Belfast's City Centre.

Other occupiers within the building include Royal British Legion, Everyday Loans Ltd and Portfolio Property Management Ltd.

Neighbouring occupiers include Boots, Vogue, Waterstones, A & L Goodbody, Subway, Bob & Berts, Tim Horton, Hotel Chocolat, Café Nero and The Linenhall Library.

DESCRIPTION

This 4th floor office accommodation is accessed via a communal hall with secure key code access. A stairwell and a ten person passenger lift provides access to the upper floors.

The unit is finished to a very high specification to include air-conditioning, plastered and painted walls, partitioned board / meeting room, suspended tiled ceiling, carpet flooring, aluminium framed double glazed windows and perimeter trunking plus data points.

The office suite benefits from air conditioning, intercom entry system, male and female WCs plus modern kitchen facility.

ACCOMMODATION

| | SQ FT | SQ M |
|--------------------|--------------|-------------|
| Office Area: | 1,193 | 111 |
| Kitchenette: | REF | REF |
| Male & Female WCs: | REF | REF |
| TOTAL | 1,193 | 111 |

LEASE DETAILS

Term: Negotiable subject to periodic rent review

Rent: £17,500 per annum exclusive

Repairs: Effective full repairing and insuring basis by way of Service Charge.

SERVICE CHARGE

Tenant responsible for fair proportion of the costs incurred for the upkeep & maintenance of the building, buildings insurance and management fee. Currently estimated to be c. £4.60 psf.



VAT

The building has been VAT registered and therefore rent and service charge payments are subject to VAT at the prevailing rate.

RATEABLE VALUE

We are advised by Land and Property Services of the following:-

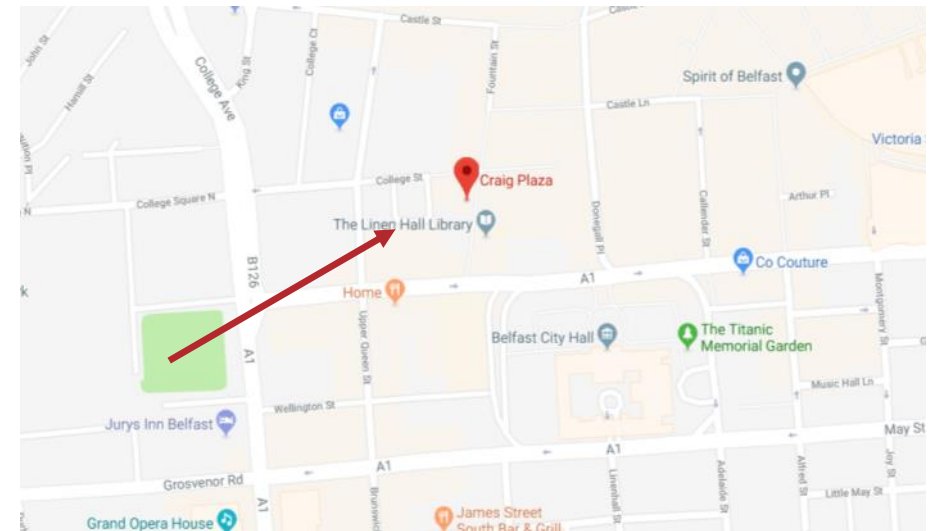
NAV: £10,500 per annum

Rate in the £ 0.614135 (2019/2020)

It should be noted that the Small Business Rate Relief Scheme in Northern Ireland provides businesses with reduced rate liabilities with the subject property due to benefit from 20% rates relief for 2019/20.

The rates payable are therefore estimated to be £5,159 per annum.

LOCATION MAP



VIEWING ARRANGEMENTS

Strictly by appointment through McConnell Chartered Surveyors.

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EPC

