

TO LET

ALBANY HOUSE, GREAT VICTORIA STREET, BELFAST



CITY CENTRE OFFICE SUITES

C. 683 - 1,456 SQ FT

Campbell
Cairns
Commercial

028 9024 9024

LOCATION

Albany House is a prominent office property situated on Great Victoria Street and is served by excellent transport links including the M1/M2/M3, Westlink and City Centre routes, all of which are easily accessible. Within walking distance are the City Centre, Europa Bus Centre, Great Victoria Street Train Station, several public and private car parks along with many well known cafes and restaurants.



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DESCRIPTION

The office suite comprises a recently refurbished open plan office, with 2 private offices and kitchen. It is finished to include suspended ceilings, recessed fluorescent lighting, carpet covered floors, perimeter trunking, gas heating a kitchen area and shared WC facilities. Albany House benefits from on site security and lift access to all floors. Occupiers within Albany House include the General Teaching Council, Victim Support NI and Polish Embassy



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ACCOMMODATION

The office suites provide the following approximate areas :-
First Floor (Front Office) 1,456 sq ft
135 sq m
Third Floor (Rear Office) 683 sq ft
63.45 sq m

NAV

According to Land & Property Service the NAV's of the available office suites are below, applying the rate poundage for 2017/2018 - £0.592681, we have estimated the approximate annual rates bills as follows:-
NAV Rates Payable
First Floor £13,100 £7,764
Third Floor £6,100 £3,615
These suites may be eligible for small business rate relief of up to 20%

LEASE DETAILS

Term Negotiable. Rent First Floor Office Suite - £14,500 per annum exclusive.
Third Floor Office Suite - £7,500 per annum exclusive.
Repairs Full repairing and insuring by way of service charge recovery.
Service Charge The cost will be a fair and reasonable proportion to cover the common costs associated with the building including insurance, heating, security, external repair, lift maintenance, management etc.

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024)

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

EPC

First Floor Awaiting Certificate
Third Floor C54



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