



TO LET

OFFICE SUITE WITH ROOFTOP PATIO

FIFTH FLOOR
108-112 ROYAL AVENUE
BELFAST
BT1 1DL

c. 60 M² (644 FT²)

SUMMARY

- * Prominent and accessible location on Royal Avenue
- * Close to new University of Ulster Campus
- * Patio with views along Royal Avenue

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LOCATION

- The subject office building occupies a prominent and accessible location on Royal Avenue in close proximity to the Cathedral Quarter and Castlecourt Shopping Centre.
- In addition, the unit is located 100 metres from the University of Ulster Belfast City Campus situated further along Royal Avenue, which is currently undergoing a major £250 million expansion to create a new facility for 15,000 students.

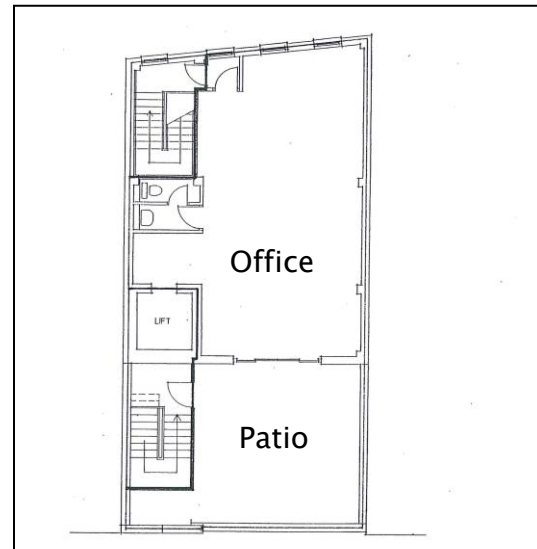
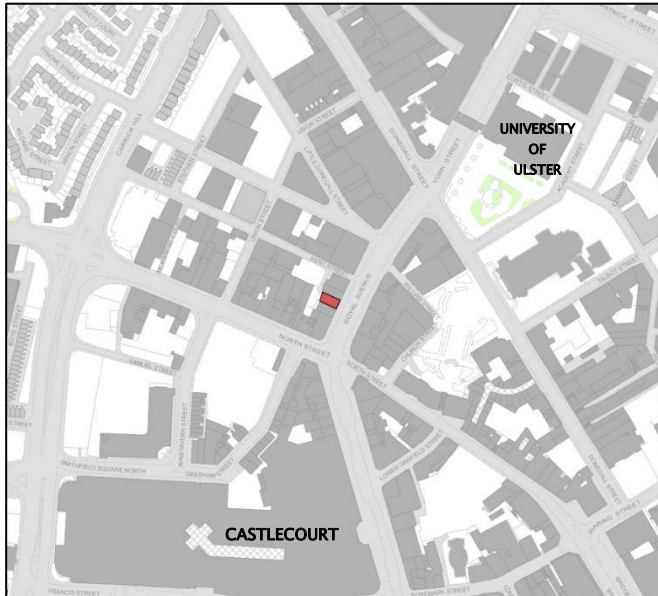
DESCRIPTION

- The building is serviced by a high speed passenger lift and internally the office suite is finished to include carpeted floors, plastered and painted walls, suspended ceilings with strip fluorescent lighting, electric heating, intercom with door entry system, kitchen point and WC facilities.
- The suite may also be suitable for other commercial uses, subject to any necessary consents.
- There is an abundance of surface car park spaces in the area, which are available on short or long term licence agreements.

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TO LET

FIFTH FLOOR OFFICE SUITE Kyrenia House, 108-112 Royal Avenue, Belfast



FLOOR LAYOUT (Not to Scale)

LEASE DETAILS

Term:
Negotiable, subject to a minimum term of 3 years.

Rent:
See schedule.

Rent Reviews:
Upwards only every 3 or 5 years.

Repairs & Insurance:
Tenant responsible for internal repairs to the office suite.

Service Charge:
The tenant to reimburse the Landlord with a fair proportion of the cost of external repairs, maintenance of common areas, building insurance premium and management fees.

VAT

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

ACCOMMODATION/RENTALS

FLOOR	AREA	ASKING RENT (P.A.)	NAV	RATES PAYABLE 2018/19 *
Fifth	60 m ² (644 ft ²)	£6,750	£5,450	£2,893.45

* Including 20% Small Business Rates Relief

EPC



View from 5th Floor Patio

