

# Trade Credit Brokers House, 9-11 Corporation Square, Belfast, BT1 3AJ

## To Let

Second Floor Self Contained Office Suite of approx. 1,449 sq ft



## Location

The subject Property is based in a highly accessible area just north of Belfast city centre, benefitting from quick and easy access to the Westlink and wider motorway network.

The surrounding area has seen a large amount of development in recent years, with projects such as St. Anne's Square and City Quays, as well as the redevelopment of the University of Ulster. In addition, the premises looks out onto the Belfast Harbour Commissioner's Office via a balcony. There is also a number of surface car parks, restaurants, cafes and bars within walking distance of the property.

## Description

The subject property comprises of a self-contained office suite on the second floor of a purpose built four story office building. The suite is accessed via a communal ground floor entrance with lift access servicing the upper floors. Tenants occupying the other floors include, the Royal Institution of Chartered Surveyors.

Internally the space comprises of a mix of open plan office areas, a large boardroom area, a staff kitchen and WC facilities. The accommodation has been finished to a high standard throughout to include the following:

- Suspended ceiling
- Recessed fluorescent tube lighting
- Intercom entry system
- Carpet flooring
- Plastered and painted walls
- Lift access

## Schedule of Accommodation

Second Floor      1,449 sq ft      134.61 sq m

## Lease Details

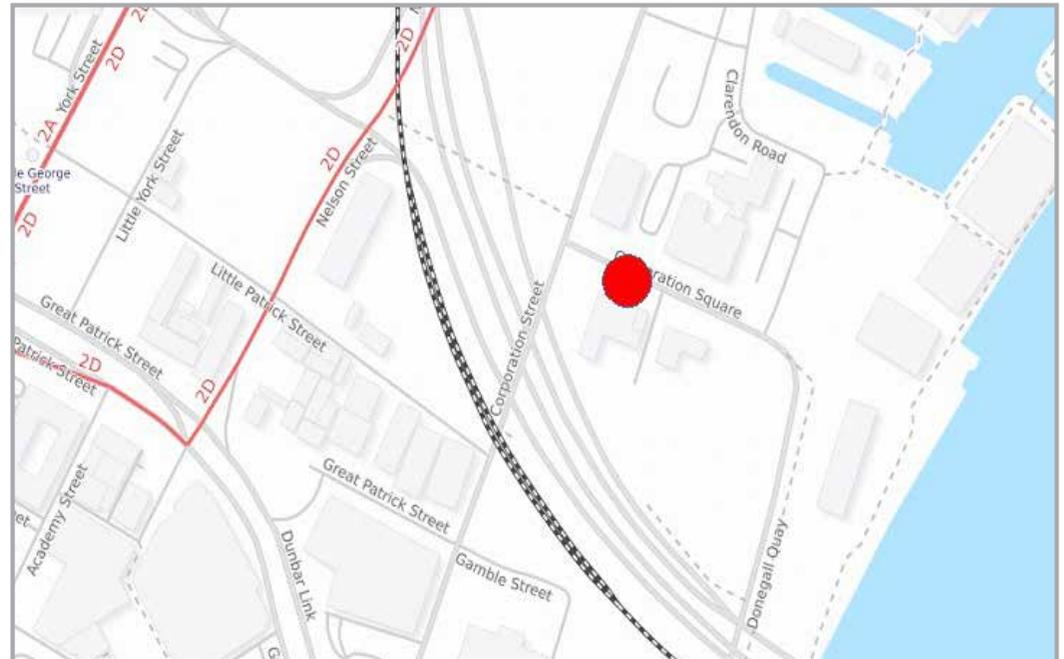
**Term** - By negotiation.

**Rent** - £17,500 per annum.

**Repairs** - Full repairing and insuring.

**Insurance** - The tenant will reimburse the landlord with a fair proportion of the cost of insuring the building. Currently estimated at £470 per annum.

**Service Charge** - A service charge is levied to cover the cost of exterior repairs, maintenance, security, management etc. Currently estimated at £4,250 per annum.



For Indicative Purposes Only





## Energy Performance Certificate

The property benefits from an EPC rating of C56 and the Energy Performance Certificate is available upon request.

## Rates

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

Net Annual Value: £14,400  
Non Domestic Rate £ 18/19: £0.6028  
Rates Payable: £8,680

The above rates payable figure does not reflect small business rates relief which applies to rating assessments up to £15,000 NAV and will apply to the majority of incoming tenants.

## Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the rent.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**028 9026 9238**  
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Jack Leckey  
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