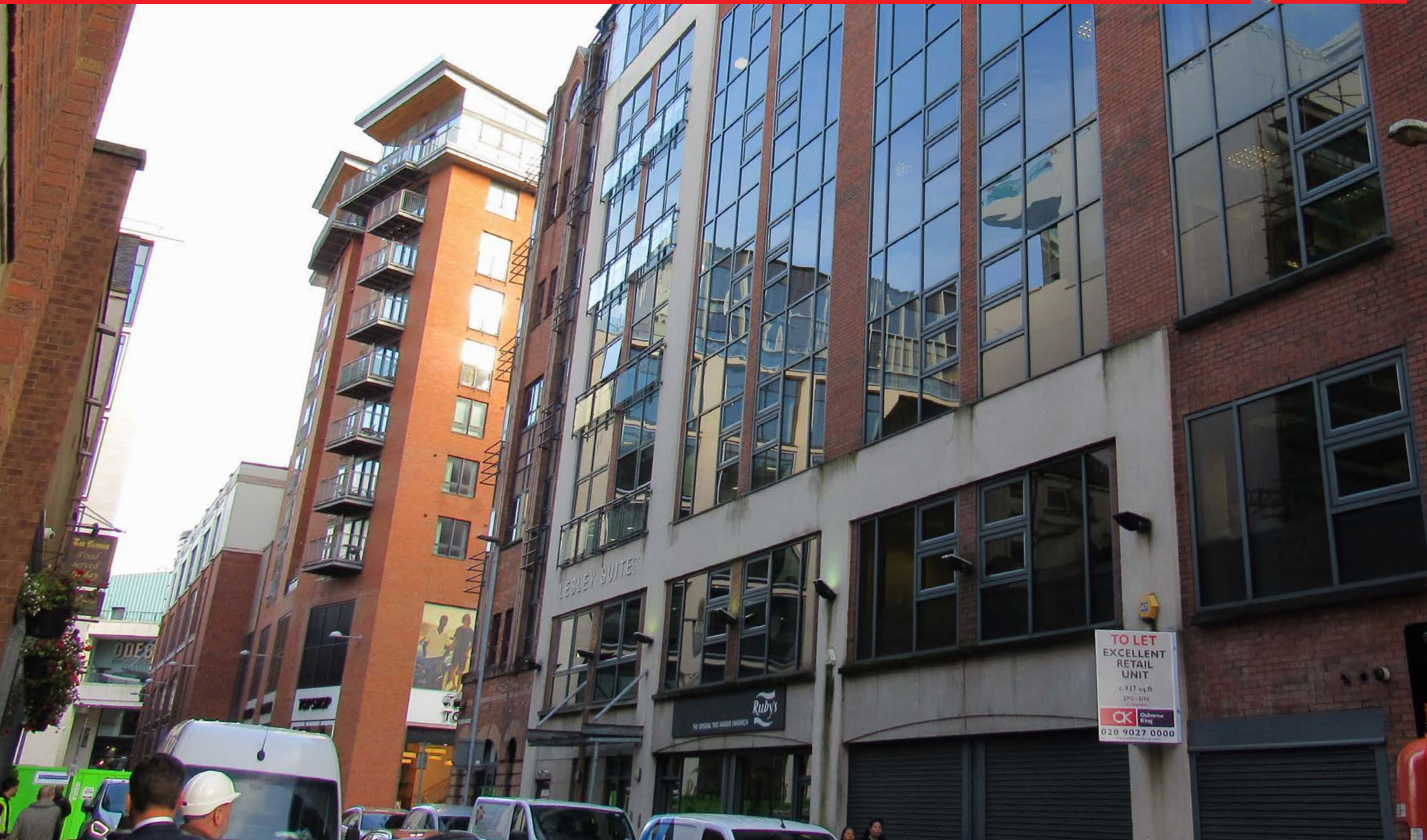


TO LET

4th Floor Lesley Suites, 2-12 Montgomery Street, Belfast, BT1 4NX

Prime City Centre office c. 2,034 sq ft.

Lisney



Features

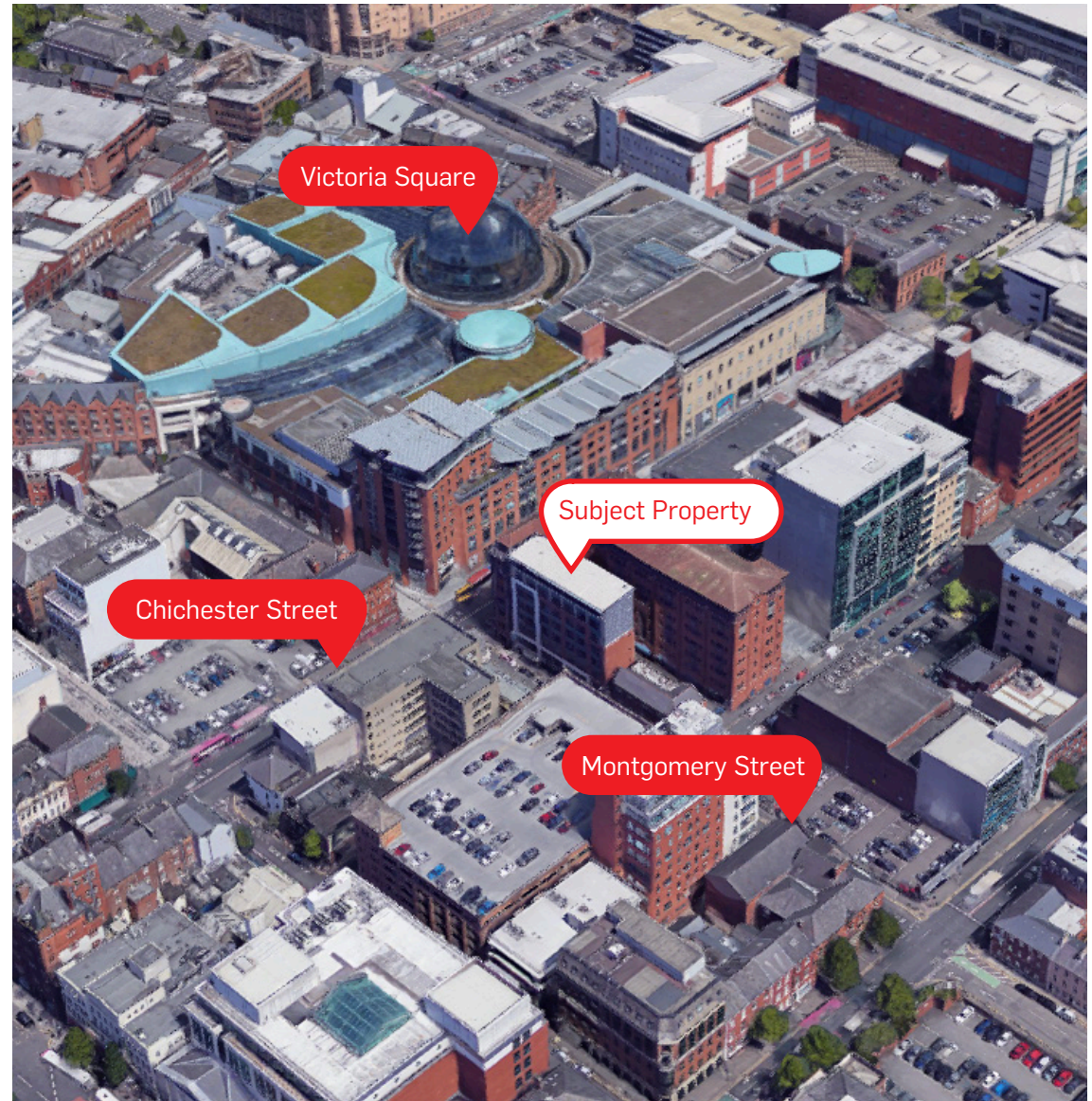
- Prime City Centre location 0.5 km from Belfast City Hall.
- 4th floor office suite of c. 2,034 sq ft.
- Modern Office Building with excellent profile.
- Fully fitted kitchen.
- Passenger lift.

Location

The subject premises are situated on Montgomery Street, a prime city centre location approximately 0.5 km from Belfast City Hall. The unit benefits from excellent public transport links with Glider and bus services being readily accessible, whilst the main transport hubs are a short walk away.

The area has seen significant development recently with the construction of the c. 110,000 sq ft HMRC headquarters. Additionally a development of 36 apartments known as FX is located next door and is due for completion shortly.

There are numerous public car parks within close proximity including 800 spaces at Victoria Square and 472 spaces at the adjacent Montgomery Street Multi-Storey.



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Description

Lesley suites is a purpose built office building constructed in the early 2000's and provides ground floor retail space together with 7 upper floor office suites.

The subject suite is situated on the 4th floor and comprises a mix of open plan accommodation with separate meeting rooms, reception/waiting area, kitchen, server room and two separate WC's (one of which is for disabled access).

- Suspended ceilings with recessed fluorescent lighting.
- Perimeter and Floor trunking.
- Fitted Kitchen.
- Disabled WC.
- Intercom System.
- Passenger Lift (10 person capacity).

Accommodation

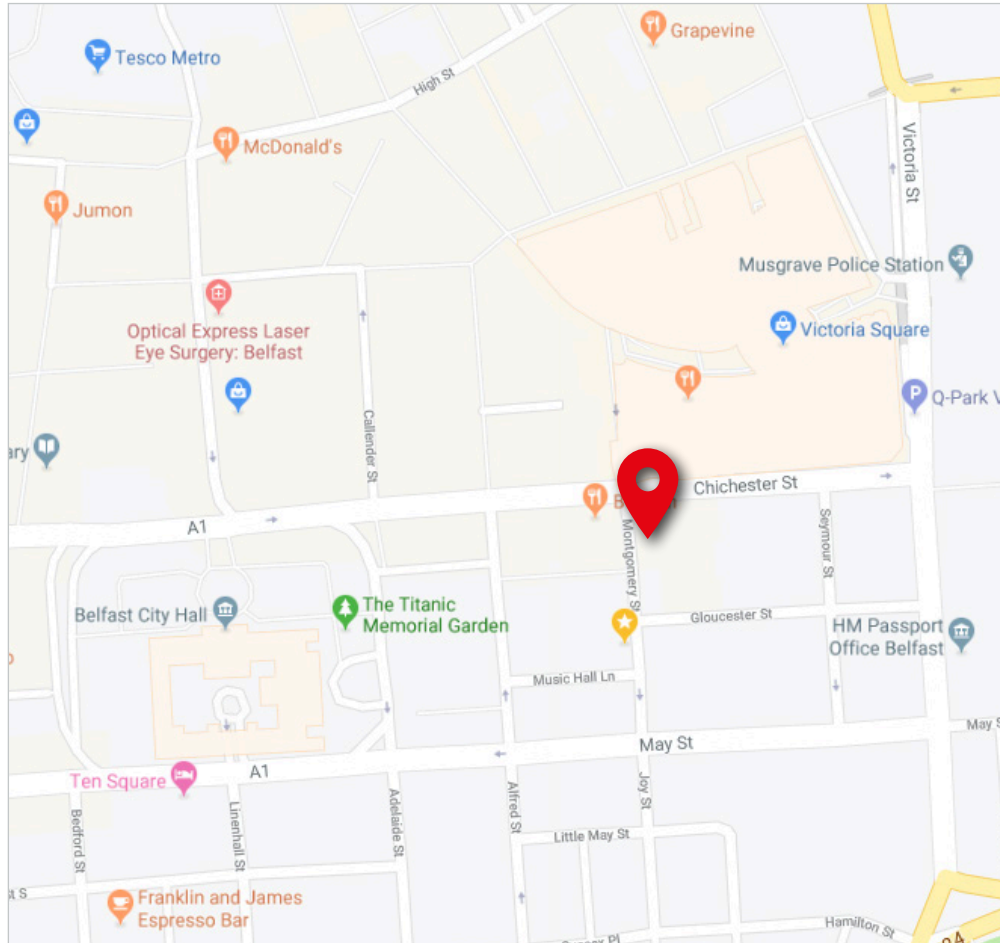
Description	Size Sq m
Main Office	101.5
Meeting Room 1	15.7
Meeting Room 2	14.3
Server	5.75
Post room	7.7
Reception	21
Kitchen	14.5
Toilets	8.9
<i>Total</i>	<i>189 sq m / 2,034 sqft</i>

Reception



Gallery





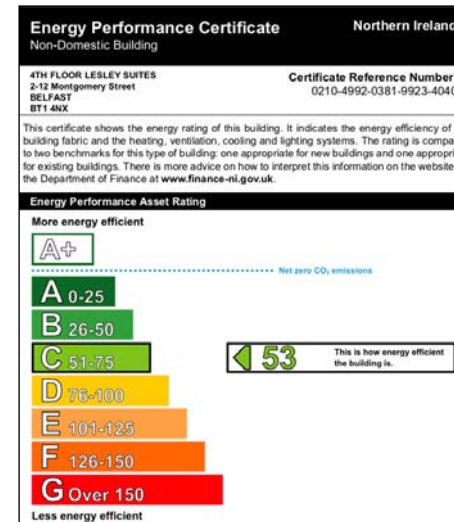
Service Charge

C. £2.50 psf

EPC

The property has an EPC rating of D84

A full certificate is available on request.



Terms

Rent and Terms on application.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £22,000

Rates Payable 19/20: £13,510

VAT

VAT (if applicable) will be the responsibility of the tenant.

Contact

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