



# OFFICES TO LET

IMPERIAL BUILDINGS, 72 HIGH STREET, BELFAST BT1 2BE



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## Summary

- Excellent opportunity to occupy office suites within this striking 4 storey office building in Belfast City Centre.
  - Flexible lease terms available
- On site concierge during normal business hours.

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## Location & Description

Imperial Buildings are located within Belfast City Centre on High Street

The property is highly accessible with easy access to the M1/M2/M3 and with numerous public car parks within walking distance.

The offices are also accessible by public transport with a number of bus stops within a few minutes' walk and Central Train Station being just a ten minute walk.

Titanic Quarter and Cathedral Quarter are all within walking distance.

Internally, the office suites are provided with the following:

- 24 hour access for tenants
- On site concierge service during normal working hours
- Passenger lift
- Generous allocation of power and data points
- Unfurnished accommodation with carpet/parquet flooring, plastered and painted walls, fluorescent lighting

## Lease

Accommodation of varying sizes is available within the building on flexible lease terms. Tenants are responsible for internal repairs within their demised premises.

## Service Charge

Tenants are responsible for a fair proportion of the costs incurred in respect of providing building insurance, external repairs, heating, security, cleaning, electricity and maintenance of the common areas including the passenger lift and fire alarm.

## VAT

All figures quoted are exclusive of VAT which may be payable thereon.

## Schedule of Availability and Rent

The following office suites are currently available:-

Offices	Floor	Area (Sq Ft)	Rent Per Annum	Rates
37	2ND	218	£1,780	TBC
41	2ND	252	£2,060	TBC
43	2ND	375	£3,500	£1,507
56	3RD	256	£1,865	£969
59-65	4TH	1,265	£9,500	TBC

## EPC

C75

## Viewing

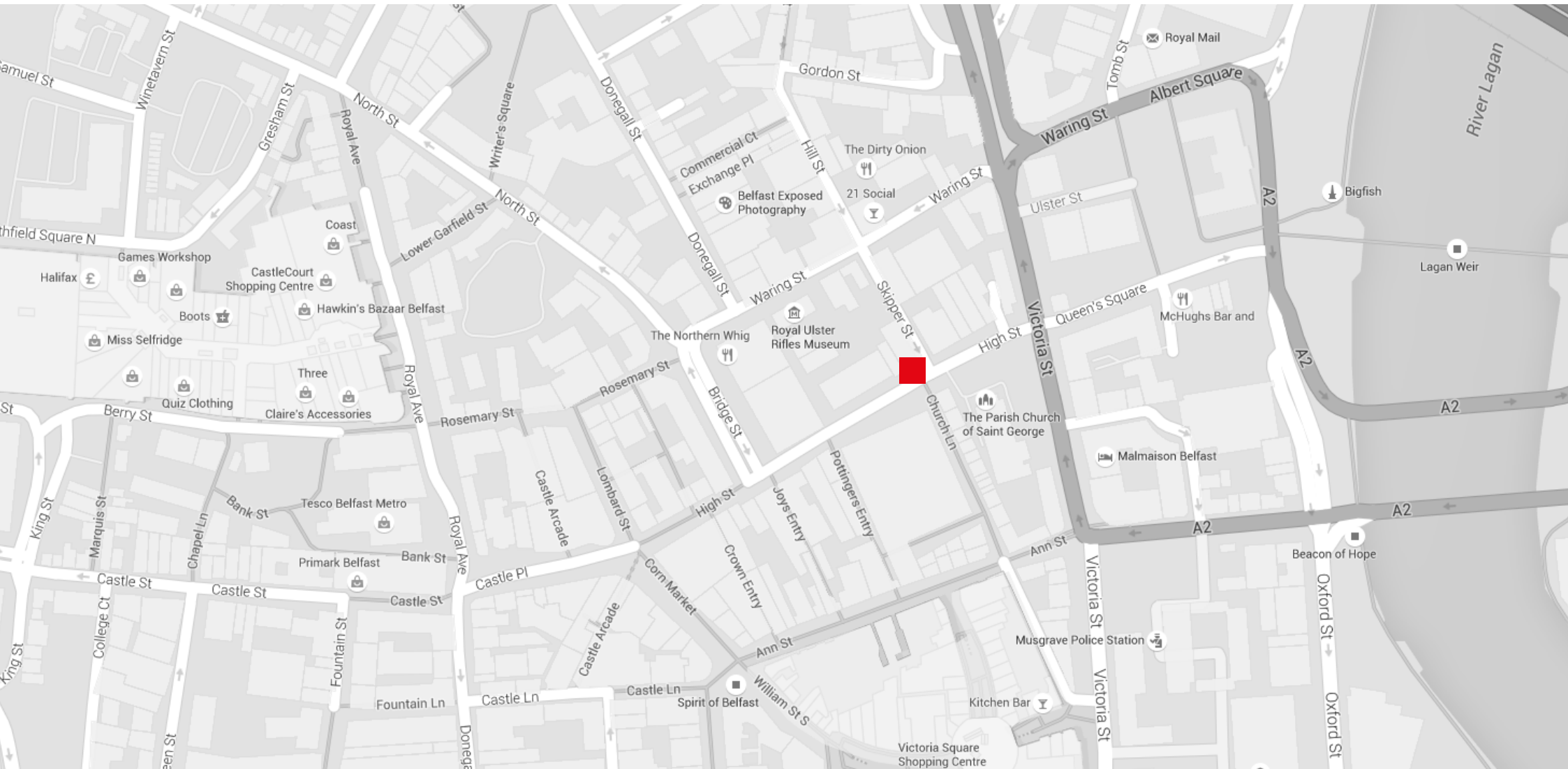
Strictly by appointment with the sole letting agents-

**Frazer Kidd**

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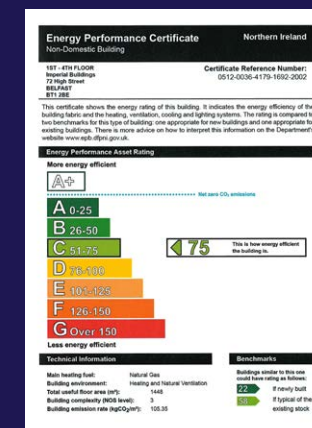
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## EPC



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