

TO LET



High Specification City centre office suite c. 3,786 sq. ft.

**PART SECOND FLOOR, STURGEN BUILDINGS
9-15 QUEEN STREET, BELFAST**

- Located within a prominent purpose built office building
- Finished to an impressive specification throughout
- Convenient City centre location in close proximity to CastleCourt, Donegall Place, cafes, bars and restaurants
- Generous provision of nearby surface and multi-storey public car parking

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Lisney

OFFICE

Location

The subject property occupies a prominent City centre location fronting Queen Street and is situated a short walk from Donegall Place, Belfast's primary retail pitch and CastleCourt Shopping Centre which is one of Northern Ireland's major retail schemes.

Queen Street is a busy pedestrian thoroughfare connecting Queen Street to Castle Street and the west of the City. The neighbouring area comprises a diverse mix of retail, leisure, licenced and professional office uses.

Neighbouring occupiers include the Northern Ireland Utility Regulator, Poundstretcher, Ladbrokes and Hotel Ibis.

Description

Sturgen Buildings is a modern, purpose built, five storey retail/office building. The development provides Grade A "pillar-less" office accommodation with ground level car parking and has been constructed with a sandstone façade and full height glazing on each level.

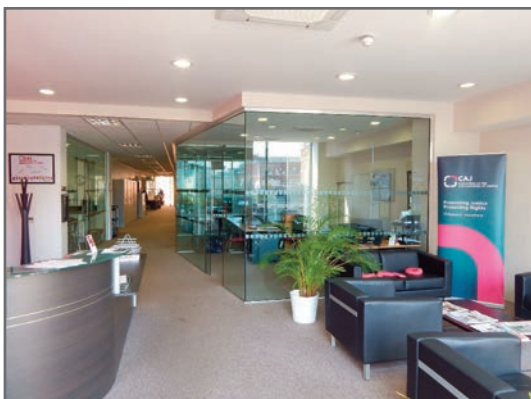
The upper floors are serviced by a high speed passenger lift and the office suites are accessed off a central core.

The subject office suite has been finished to an excellent specification throughout to include the following:-

- Raised access flooring
- Comfort cooling and heating
- Recessed spot lighting
- Carpet flooring
- Plastered and painted walls
- Glazed partitioning
- Generous floor to ceiling heights

Accommodation

Internally the space comprises a mix of open plan office areas, client reception area, meeting room, board room capable of accommodating 15-20 people, staff kitchen and 7 no. private offices.



We calculate the Net Internal Area of the property as follows:-

Area	Sq. M.	Sq. Ft.
Part Second Floor	351.71	3,786

Lease Terms

Rent - £47,500 per annum excl.

Term – subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas. We understand that the current service charge estimate is in the region of £8,039 per annum plus VAT.

Rates

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

Description	Net Annual Value	Rates Payable 15/16
Office (second Floor)	£36,200	£20,757.73

Energy Performance Certificate (EPC)

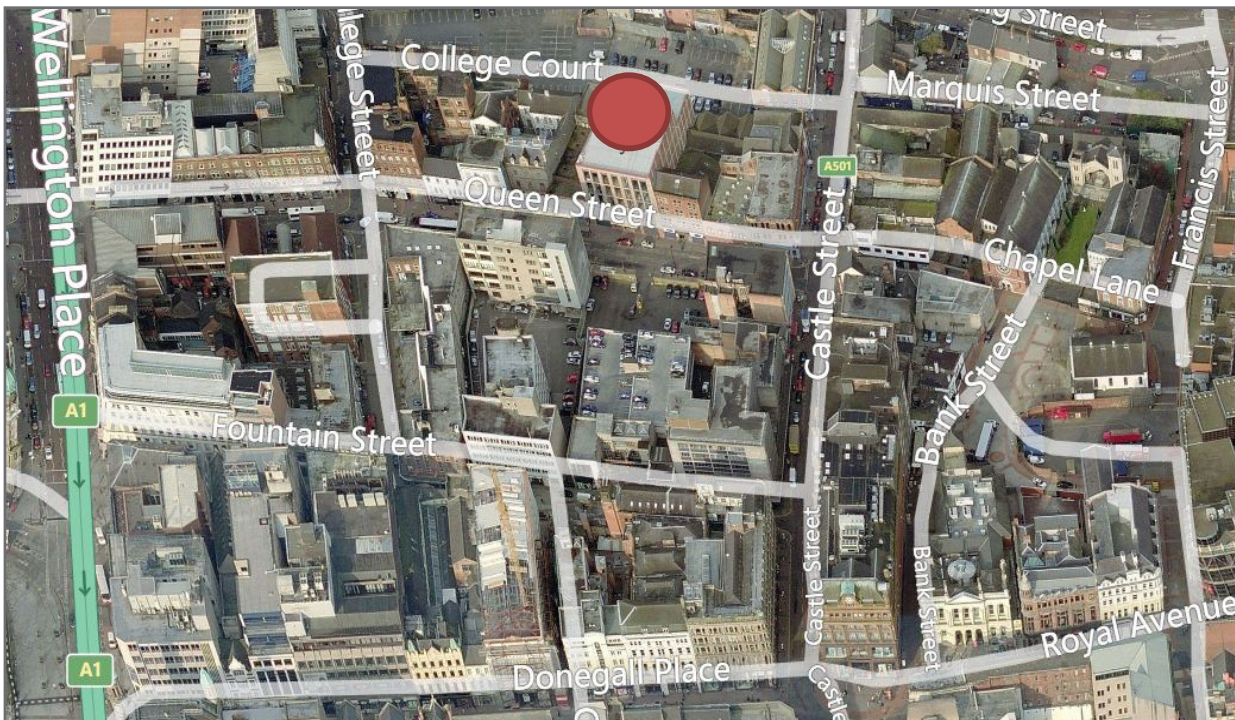
The property has an energy rating of B-50.

A full certificate can be made available upon request.



VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.