

TO LET



Good quality, own door office accommodation from c. 313 sq. ft. to 863 sq. ft. located in a convenient City centre location

**15 UNION STREET, BELFAST BT1 1JF**

- Convenient City centre location
- Excellent local amenities
- Nearby surface and multi-storey car parking
- Immediately adjacent to a comprehensive regeneration project
- Capable of subdivision

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**Lisney**

OFFICE

## Location

The subject property is located on Union Street on the north side of the City centre, a short walk from Royal Avenue and the City's retail core. The neighbouring area has witnessed significant development in recent years in the form of Saint Anne's Square, the ongoing construction of the University of Ulster's York street campus and the general development of the wider Cathedral Quarter area as business and leisure hub. In addition, the subject property lies adjacent to the proposed Northside regeneration project. This is a government backed comprehensive mixed use development that will further enhance the immediate area.

## Description

The subject property comprises a refurbished three storey terrace office building totalling c. 863 sq. ft. The property contains a mix of open plan office areas, private meeting rooms and staff areas and has been finished to good standard throughout.

The building is capable of subdivision and the ground or upper floors can be separately occupied. The property would be ideal for a small professional practice.

## Accommodation

Floor	Description	Size (sq. m.)	Size (sq. ft.)
Ground	Open plan offices and staff areas	29.08	313
First	Private Offices and staff areas	28.33	305
Second	Private offices	22.78	245
<b>Total Net Internal Area</b>		<b>80.19</b>	<b>863</b>



## Lease Terms

Rent – £10,500 per annum Term – subject to negotiation

## Repairs and insurance

The space will be offered on full repairing and insuring terms.

## Energy Performance Certificate (EPC)

The property has an energy rating of E117. A full certificate can be made available upon request.

## Rates

The payment of business rates will be the responsibility of the tenant.

Net Annual Value - £6,000

Rates liability for the 2015/16 rate year - £2,752.41

## VAT

All prices and outgoings are exclusive of but may be liable to VAT

