

TO LET

OFFICE



To Let (By Way of Assignment)  
Modern Self-Contained Office Suite c. 1,439 sq. ft.  
**THIRD FLOOR, TRADE CREDIT BROKERS HOUSE,  
9/11 CORPORATION SQUARE, BELFAST**

- Highly accessible location
- Excellent local amenities
- On street car parking
- Immediate availability

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**Lisney**

## Location

The subject property occupies a highly accessible location on the northern fringe of Belfast City centre, benefitting from excellent connectivity to the Westlink and the wider motorway network.

This part of the City has undergone considerable development in recent years in the shape of Saint Anne's Square along with the ongoing redevelopment of the University of Ulster and the construction of City Quays, which is a c. £250m mixed use development located approximately 200m from the subject property. The scheme will comprise a mix of office, hotel, residential and leisure uses. City Quays 1 is the first phase of the development and has already been constructed, providing c. 68,000 sq. ft. of Grade A offices.

In addition, there are a number of surface car parks, cafes, bars and restaurants within walking distance of the property.

## Description

The subject property comprises a self-contained third floor office suite located within a purpose built, four storey office building. The suite is accessed via a communal ground floor entrance with a passenger lift servicing the upper floors.

Tenants within the building include the Royal Institution of Chartered Surveyors and Sammon Surveyors.

## Accommodation

Internally the space comprises of a mix of open plan office areas, a boardroom capable of accommodating c. 10 people, a staff kitchen along with male and female WC's. The suite has been finished to an excellent specification throughout to include the following:-

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



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

Area	Sq. M.	Sq. Ft.
Third Floor Office Suite	133.69	1,439 sq. ft.

## Lease Terms

Term 5 years from 1st November 2013

Rent £17,000 per annum excl.

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. Current service charge estimate TBC.

## Insurance

The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the entire building.

## Rates

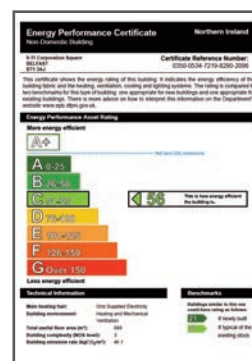
We understand that the property has been assessed for rating purposes as follows:

Description	Net Annual Value	Rates Payable 15/16
Offices Third Floor	£13,500	£7,741.14

\*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.

## Energy Performance Certificate

The property has an energy rating of C56. A full certificate can be made available upon request.



## VAT

All prices and outgoings are stated exclusive of VAT which we have been advised is applicable

