



TO LET

3rd Floor, Causeway Tower, 9-11 James Street South, Belfast, BT2 8DN

Modern Office Suite C. 2,400 Sq Ft

Lisney

Features

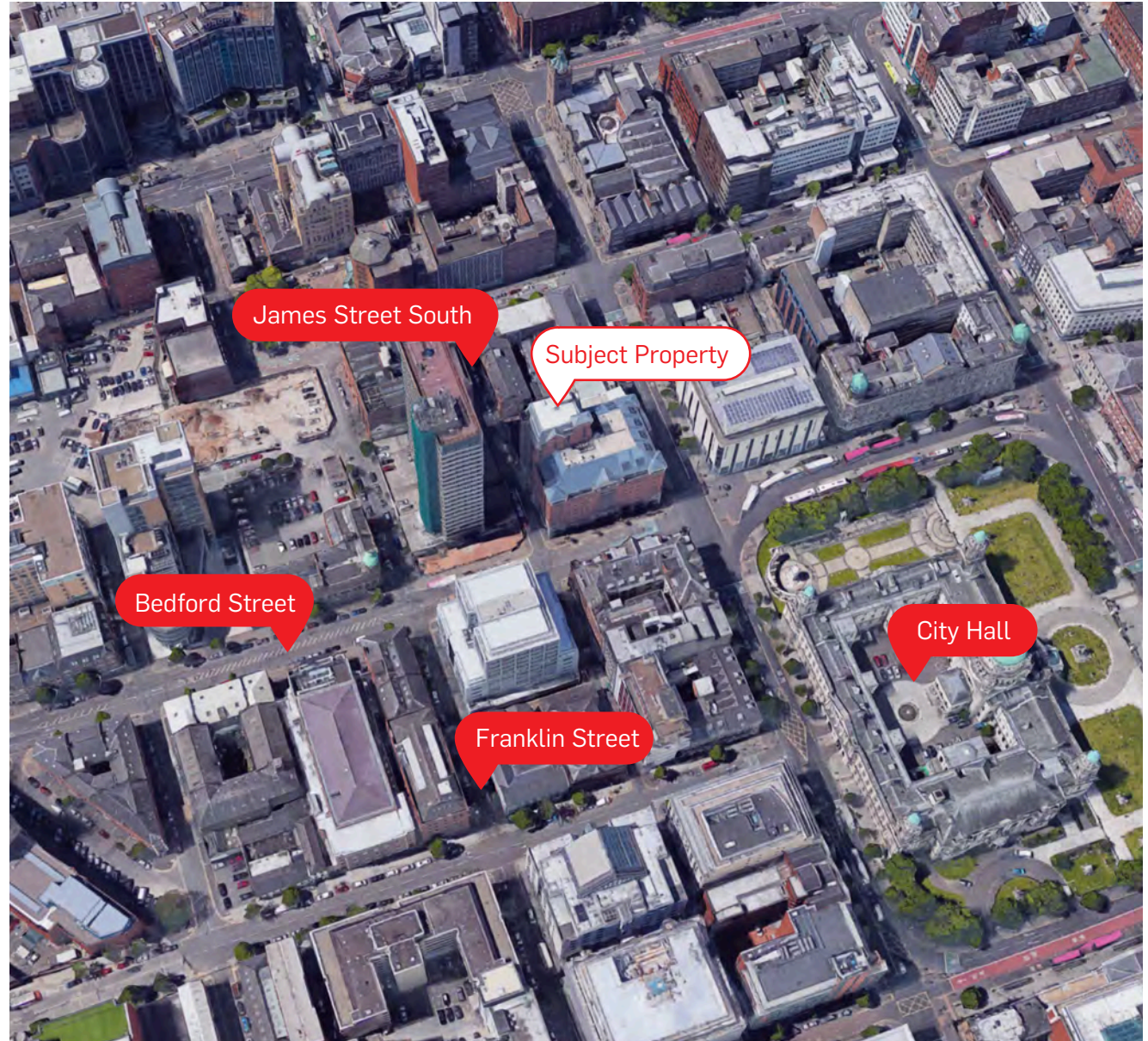
- Modern office suite finished to a high standard
- Comprises c. 2,400 sq ft
- Centrally located area in close proximity to the City Hall
- Excellent access to the M1 Motorway

Location

The subject property is situated on James Street South in close proximity to Bedford Street, a prime city centre location.

The suite is located within an established office location to the rear of the City Hall and benefits from excellent transport links, due to it's close proximity to the Europa Bus/Train Station and is easily accessed from the Motorway networks via Grosvenor Road.

The property is opposite the newly opened Grand Central Hotel and other professional occupiers within the building include Diamond Recruitment Group, 4C Executive Search, Ferguson & Co. Solicitors and Arthur Boyd & Company Accountants.



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Description

The Suite is situated on the third floor of a 13 storey office building.

The common areas are finished to a high specification to include an impressive entrance foyer and two high speed lifts serve all floors.

The office layout comprises an open plan office, boardroom, 6 private offices / meeting rooms, kitchen and toilet facilities.

Internally the suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors and perimeter trunking.

In addition there is a video buzzer entry system, alarm, gas fired heating and a number of comfort cooling units.

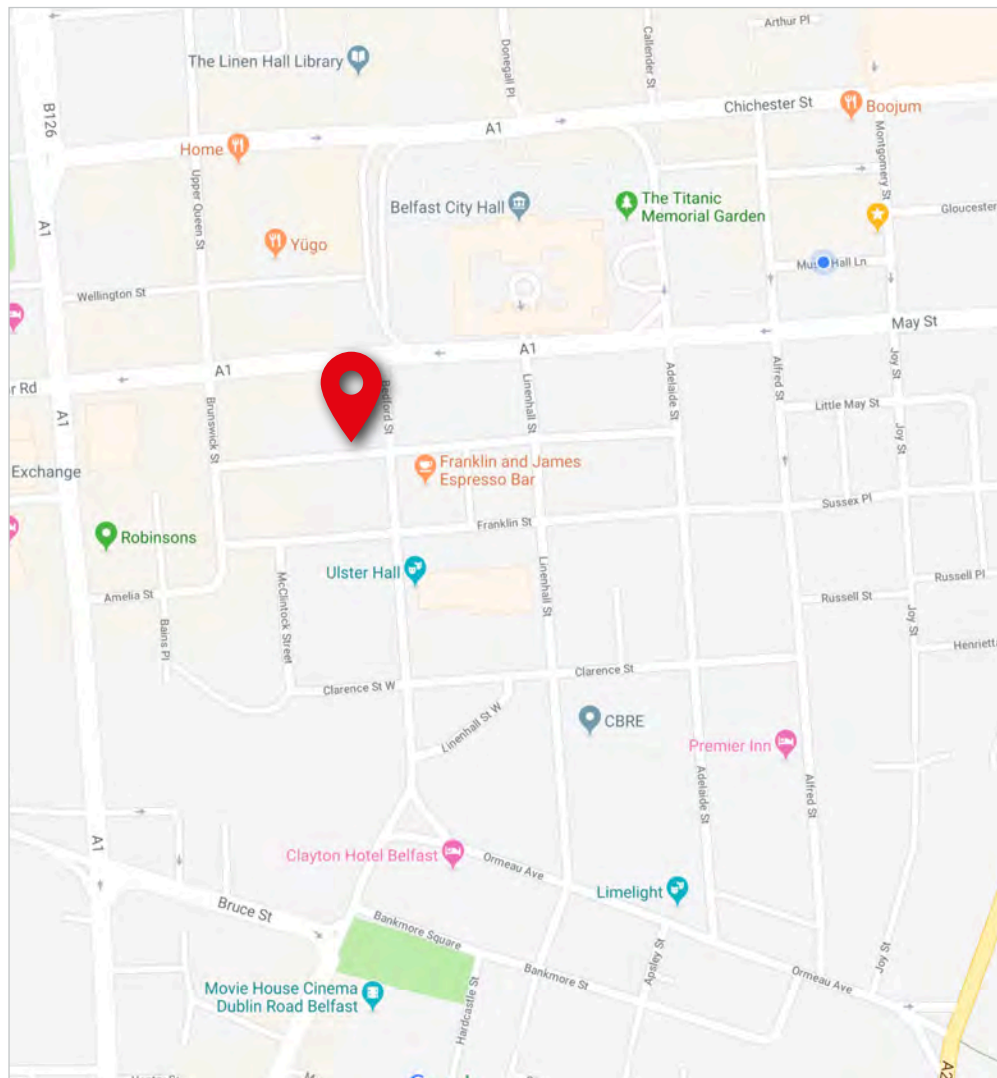


Accommodation

2,400 sq ft approximately.

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028 9050 1501



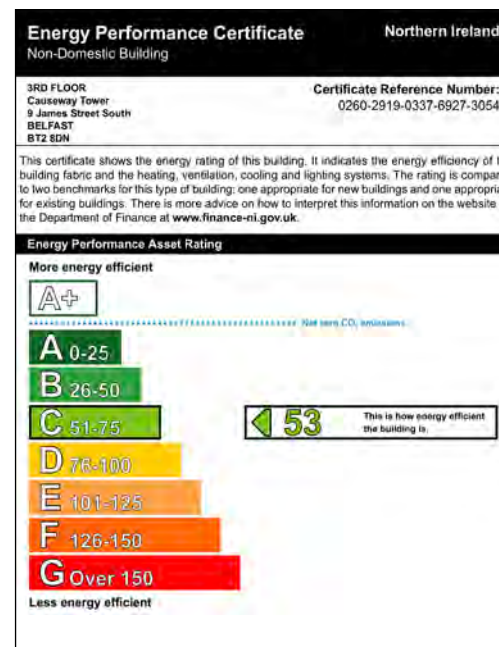
Rent & Terms

Upon Request

EPC Rating

The property has an Energy Efficiency rating of C53.

A full certificate can be made available upon request.



Service Charge

There is a service charge for the upkeep of the common areas. For the year 2018/19 this is currently £5,742 per annum.

There is also buildings insurance of £500 per annum for the year 2018/19.

Business Rates

We are verbally advised by Land & Property Services that the rateable value of the premises are as follows:-

NAV	£25,900
Rate in £ 2018/19	0.602803
Rates payable 2018/19	£15,613 approx.

VAT

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

Contact

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Lisney

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