

Causeway Tower

9
James Street
South

BUILDING
PROTECTION
SYSTEMS



APPLE
REPAIR & SERVICE
TEL: 028 9024 5242

For Sale/To Let

Fully Fitted Modern Office Suite of 2,400 sq ft (223 sq m)

**8th Floor, Causeway Tower,
9-11 James Street South, Belfast, BT2 8DN**

**Riddell
McKibbin**

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PROPERTY SUMMARY

- Fully fitted office suite
- Immediately available
- Competitive terms
- Flexible occupation potential

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 its close proximity to the Europa Bus/Train Station and is easily accessed from the Motorway networks via Grosvenor Road.

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

DESCRIPTION

The Suite is situated on the eighth 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 (currently fitted for 18 desks), boardroom, 4 private offices / meeting rooms, store, 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/C units throughout.

ACCOMMODATION

The net internal area is as follows:

	Sq.Ft	Sq.M
Eight	2,400	223

PRICE

£400,000 exclusive.

RATES

Net Annual Value (NAV): £29,600

Rate in £ for 2021/22: £0.5431

Rates payable, if applicable: £16,075.76

LEASE DETAILS

Term Negotiable.

Rent £36,000 per annum exclusive.

Rent Review 5 yearly.

Repairs Effectively full repairing and insuring via service charge.

Insurance The Landlord to insure and the Tenant to reimburse 2022 - 2023 premium is £1,082.85.

Service Charge The current service charge payable is £5,557,20 per annum, plus VAT.

VAT

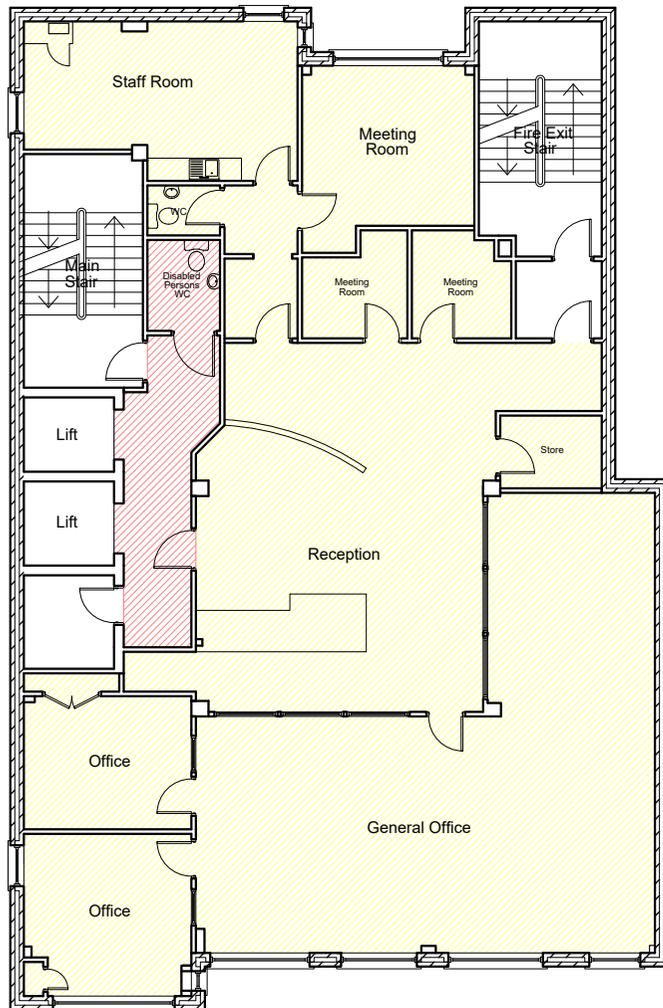
All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

EPC

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

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**Riddell
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Existing Layout

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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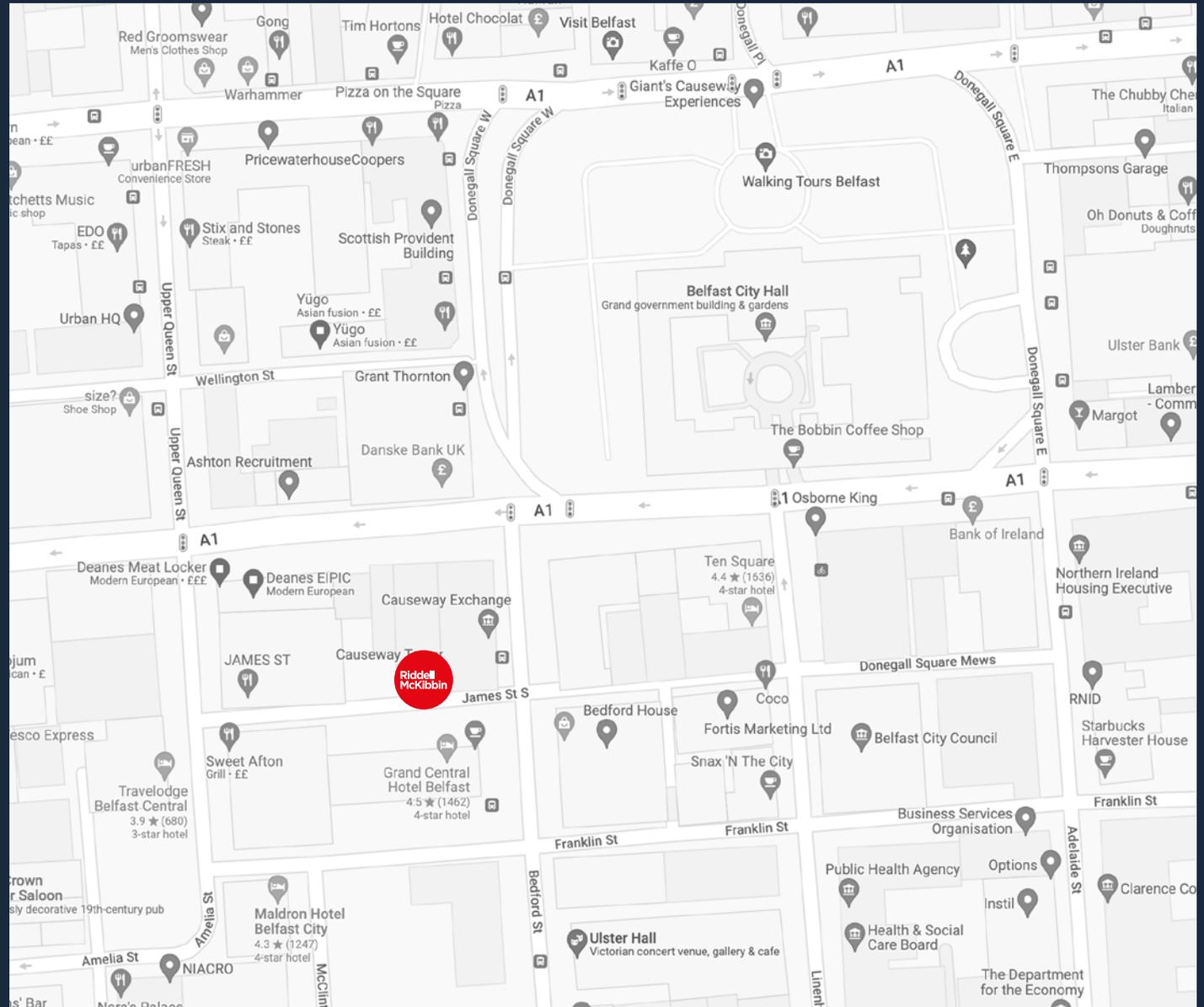
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