

Causeway Tower

9
James Street
South



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**

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**

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

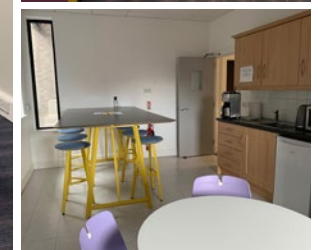
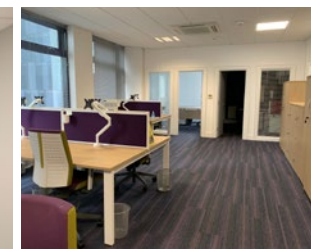
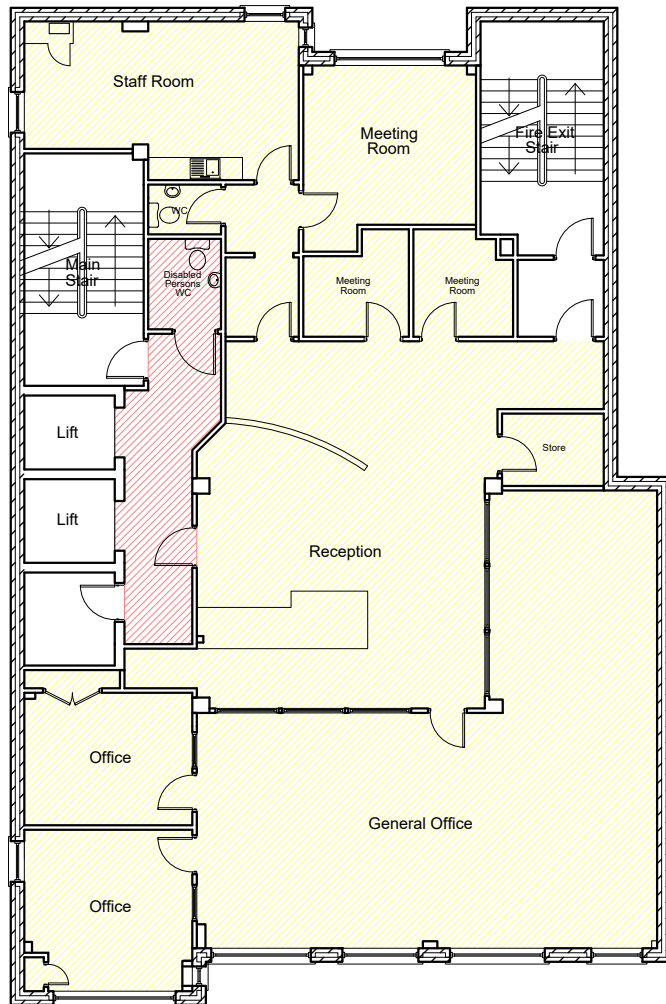
All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

EPC

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

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**



Existing Layout

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell

07920 186523

mark@riddellmckibbin.com

Martin McKibbin

07715 269699

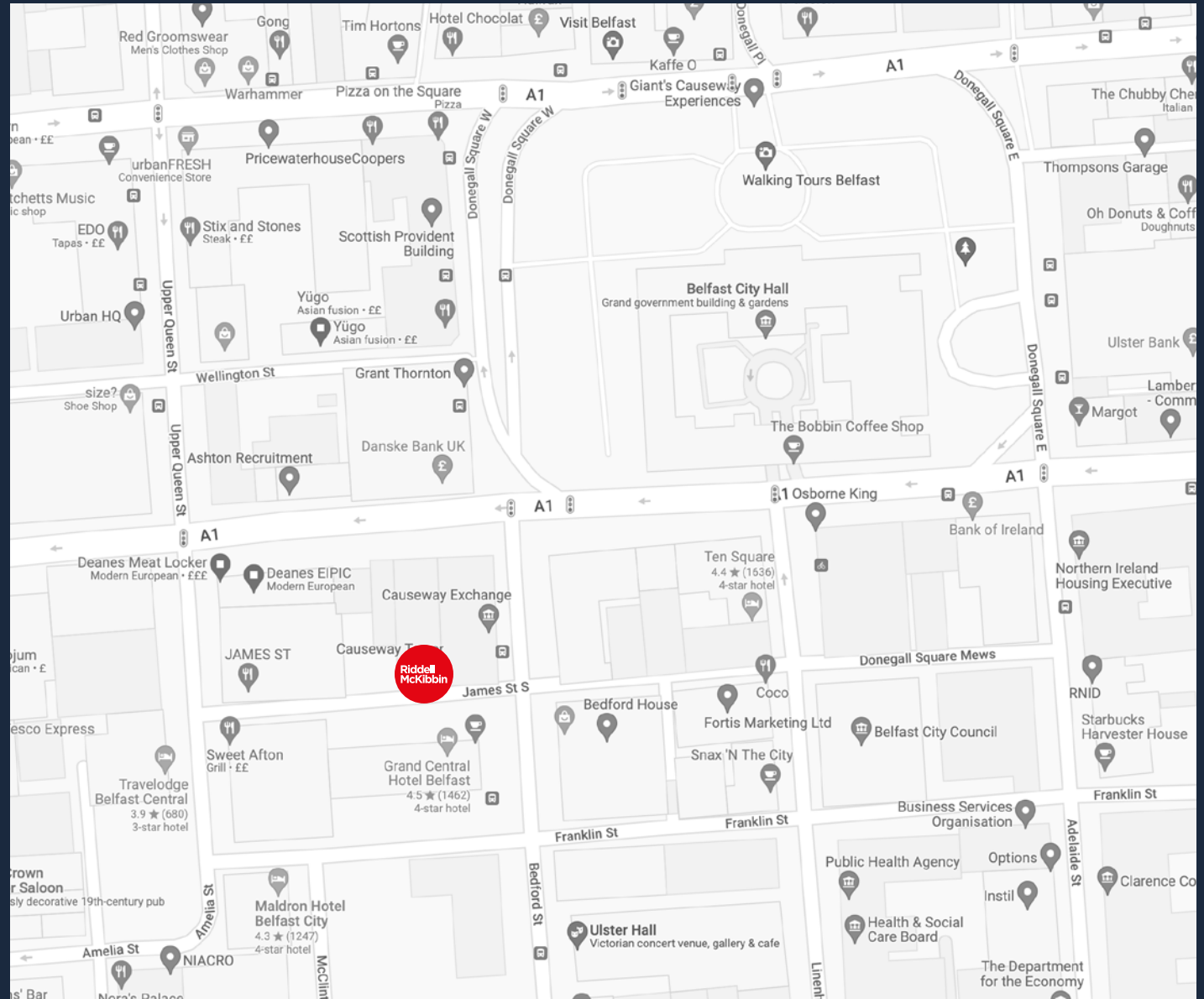
martin@riddellmckibbin.com

3rd Floor
7-11 Linenhall Street
Belfast
BT2 8AA

028 9531 3122

www.riddellmckibbin.com

Ref: RM0097



Riddell McKibbin Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Riddell McKibbin Limited or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Riddell McKibbin Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Riddell McKibbin Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Riddell McKibbin Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.