

# OFFICE SUITE TO LET

PART 2<sup>ND</sup> FLOOR, CAPITAL HOUSE, UPPER QUEEN STREET, BELFAST, BT1 6FB

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



# OFFICE SUITE TO LET

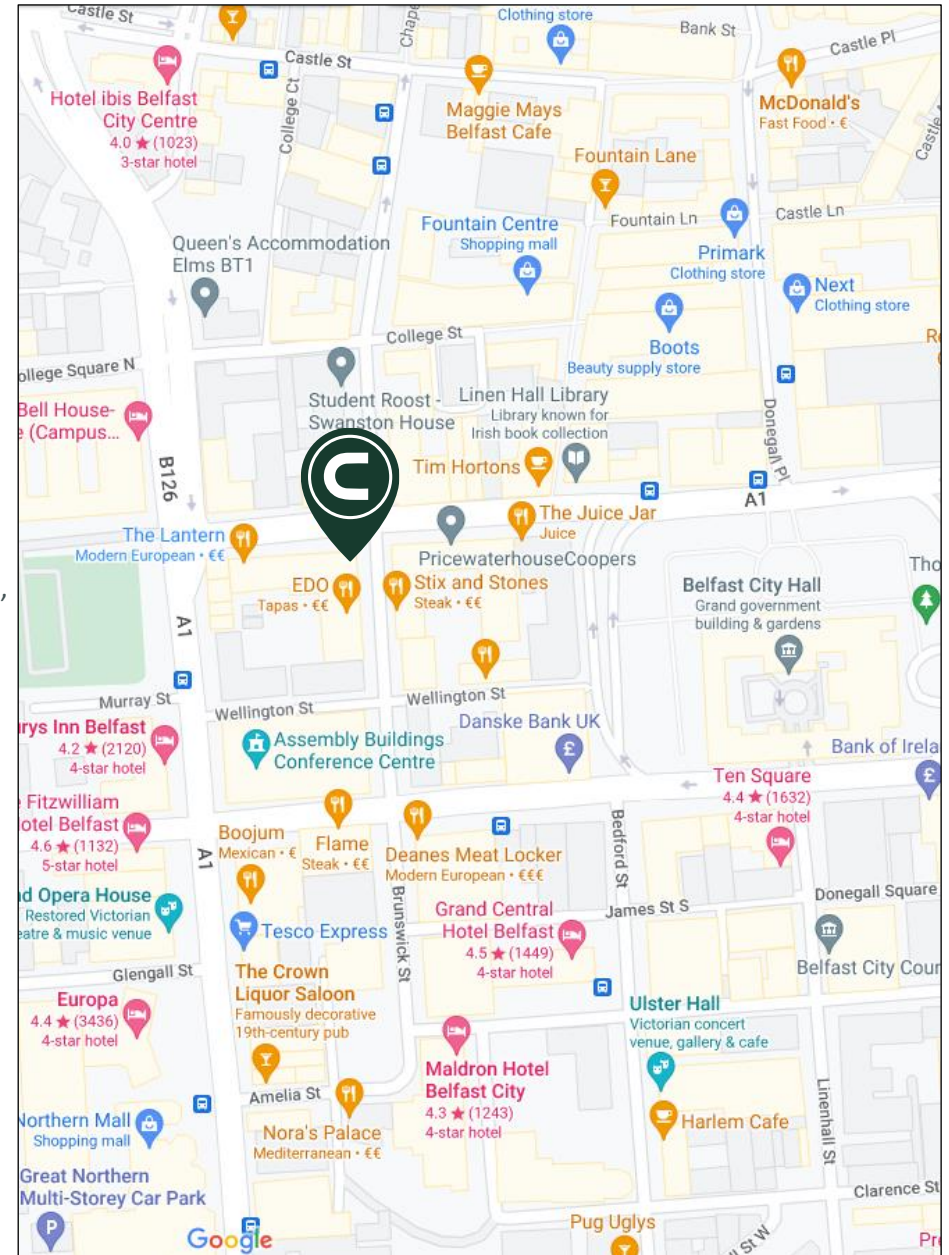
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## Key Benefits

- Prominent location within the Central Business District
- Approximately 4,545 sq. ft of office accommodation
- Fitout already in place therefore reducing initial set up costs
- Refurbished lift lobby
- Excellent range of amenities nearby

## Location

Capital House is located on Upper Queen Street within Belfast's Central Business District directly opposite Merchant Square which is occupied by PWC. Belfast City Hall and Donegall Square/Donagall Place is a short walk away. The subject area is well serviced with public transport from both the Metro bus service and the Glider serving east and west Belfast. Great Victoria Street bus and train station is less than a 5-minute walk away. The surrounding area has a range of amenities including coffee shops, gyms, bars, hotels and restaurants.



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## Description

This part 2nd floor office accommodation consists of approximately 4,545 sq. ft of space. The subject space is finished to include raised access floors carpeted, plastered and painted walls, suspended ceilings with recessed lighting, and male, female and disabled assisted WC facilities. The property is sub-divided to provide a reception area, open plan office, 3no. meeting rooms/private offices, large kitchen/staff room, store and server room. The building provides shower facilities, bicycle racks and 3no. high speed 10 passenger lifts.

## Tenure

<b>Rent</b>	£17.50 per sq ft, per annum exclusive
<b>Term</b>	Negotiable
<b>Repairs/Insurance</b>	Effective full repairing and insuring basis
<b>Service Charge</b>	A service charge will be levied to cover external repairs and maintenance to common areas etc

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £59,300. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £33,932.71.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

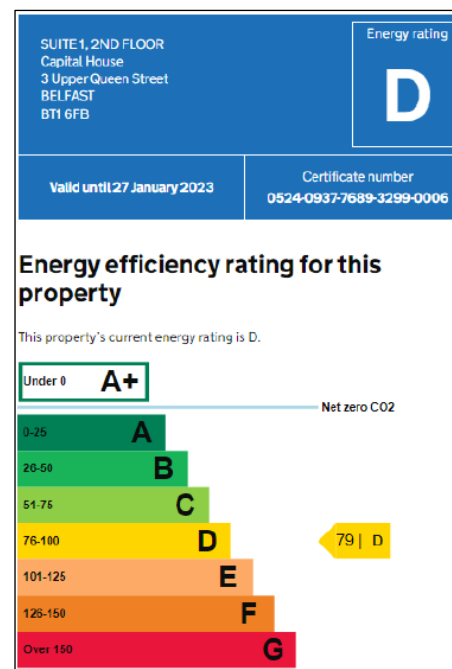
## Accommodation

Area		
2 <sup>nd</sup> Floor	4,545 Sq Ft	422 Sq M

## EPC

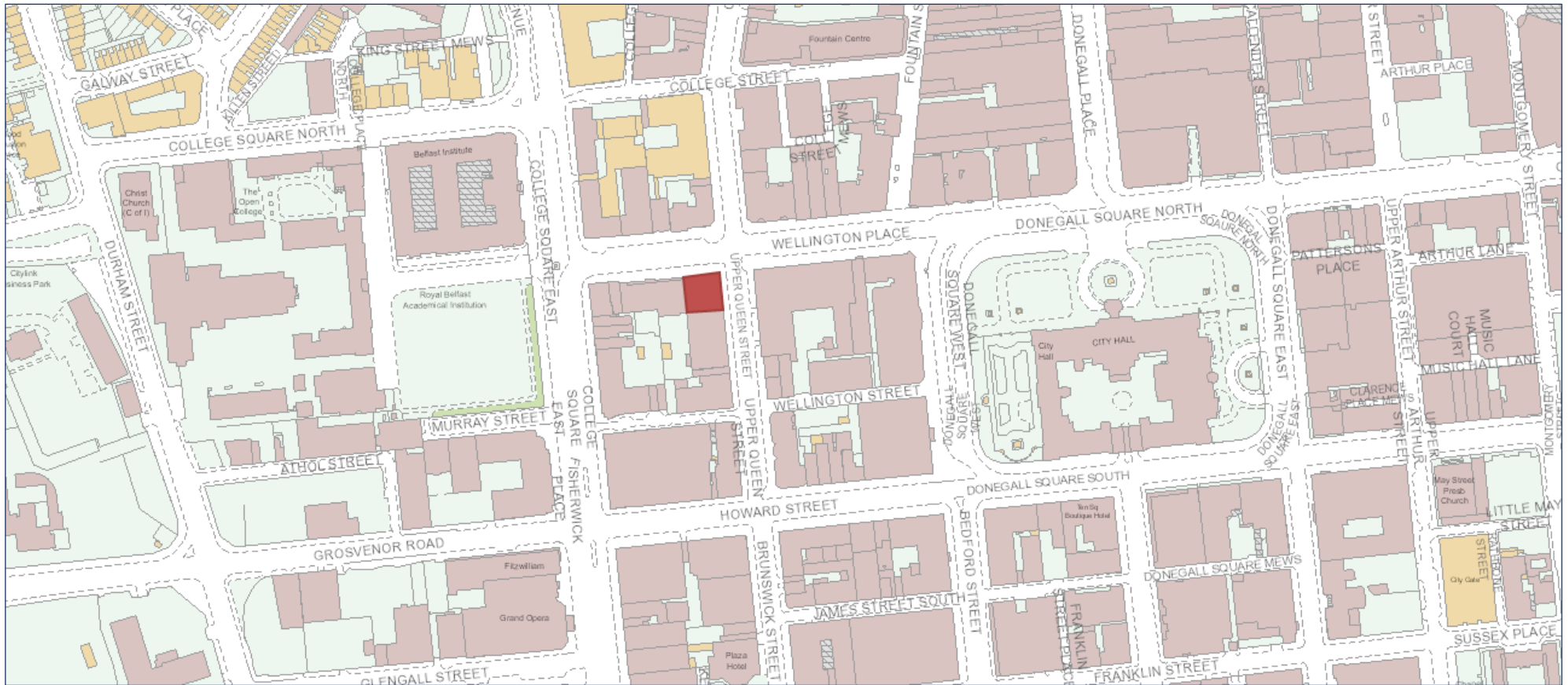
The building has been rated as D-79 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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## Contact Us

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