

OFFICE SUITE TO LET

133 ROYAL AVENUE, PART 1ST FLOOR, BELFAST, BT1 1FG

CBRE NI

PART OF THE AFFILIATE NETWORK



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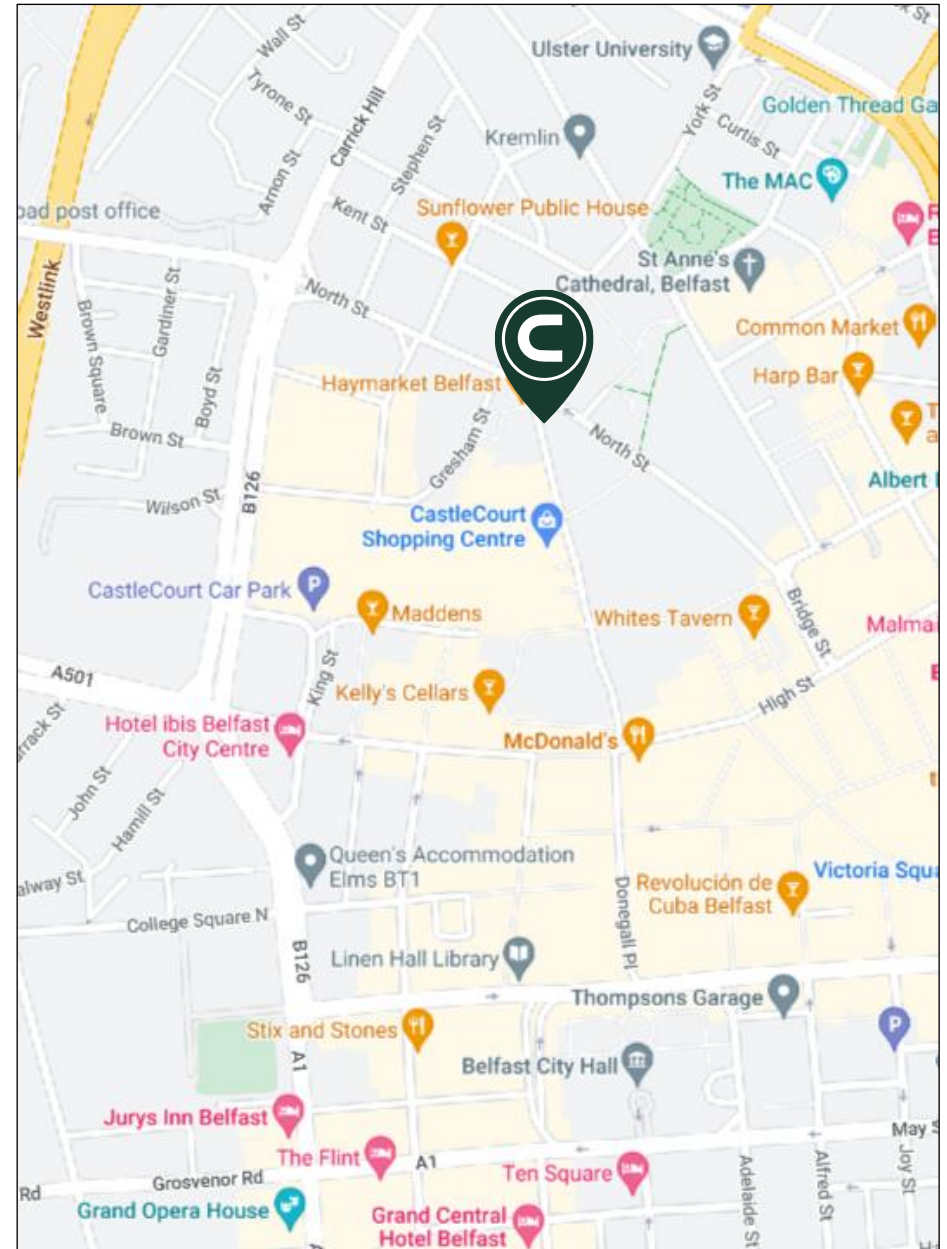
Key Benefits

- 10-minute walk to Victoria Square
- Located next to the new Ulster University Belfast campus
- Belfast International Airport is within a 30-minute drive
- A large range of coffee shops and eateries in the local vicinity
- George Best Belfast City airport within a 10-minute drive
- Within a 10-minute walk to both Central and Europa Bus and Train Stations
- A number of gyms located in immediate area

Location

Located in the heart of Belfast city centre, Royal Avenue has been the city's principle shopping thoroughfare since its establishment in 1881. The property is next to the new Ulster University campus on York Street which will bring 15,500 students and staff studying and working in the area.

The property is 200 metres from Castle Court Shopping Centre and a short walk to the Cathedral Quarter with the area surrounding the site comprising a mix of uses including residential, commercial, restaurants, bars and pubs.



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Description

The subject property comprises 3 floors of refurbished office space. The building benefits from on-site parking and a secured buzzer entry system.

Last remaining office suite is finished to a high standard to include carpeted floors throughout, smooth plastered and painted walls, double glazed windows, feature LED lighting, gas fired central heating and a high speed passenger lift.

Tenure

Rent	£1,350 per month inclusive of rent, rates and service charge
Term	Available on a flexible term subject to a minimum of 12 months

VAT

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



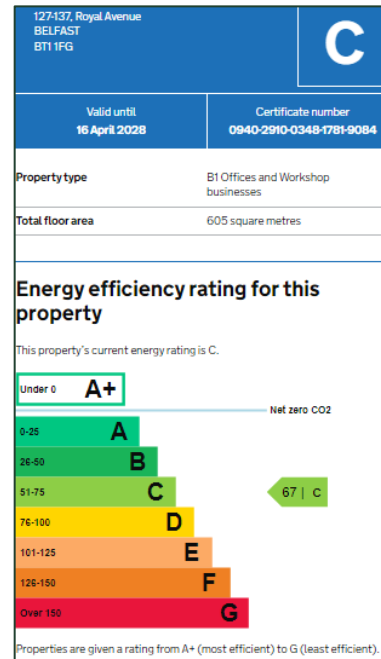
Accommodation

Area		
1 st Floor	717 Sq Ft	67 Sq M

EPC

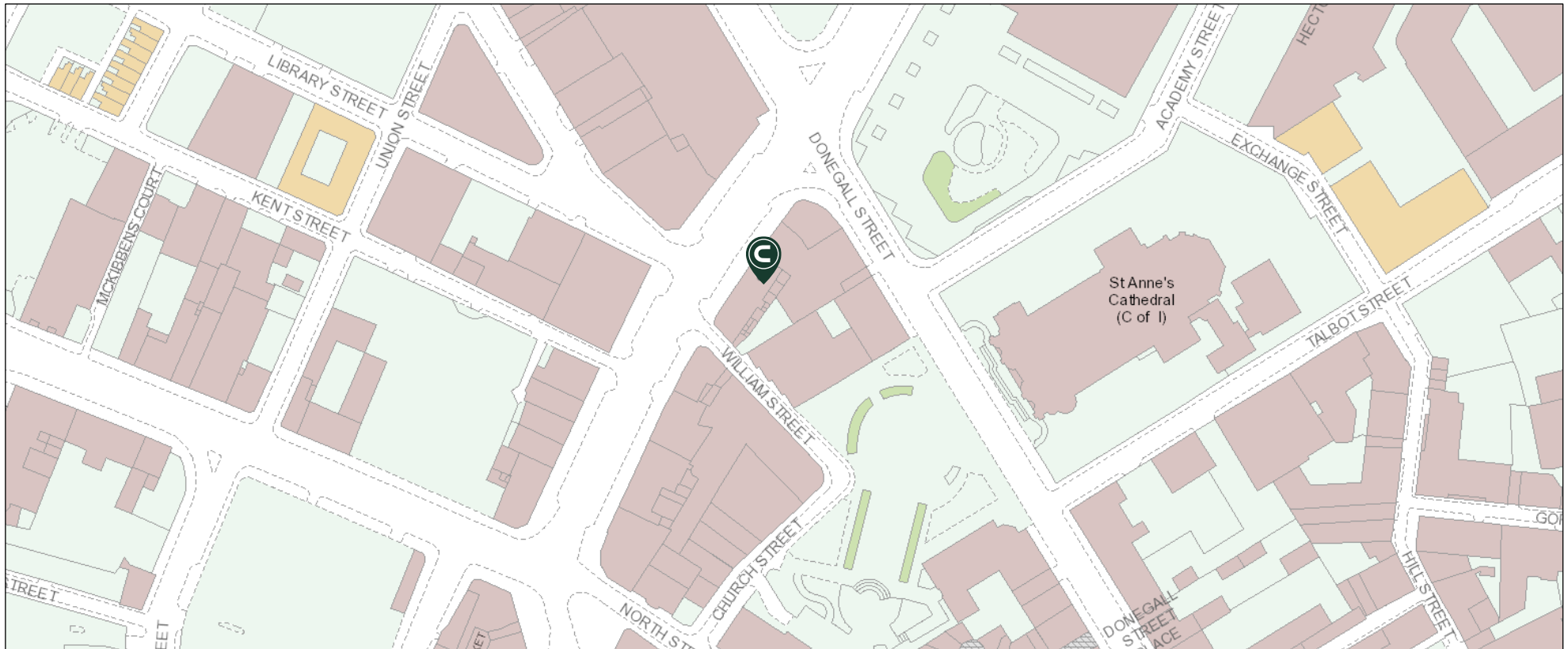
The building has been rated as C-67 under EPC regulations.

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



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