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# TO LET

## 109-113 Royal Avenue, Belfast, BT1 1FF

Cathedral Quarter Managed Workspace Serviced Office Suites from c. 100 sq ft

LOW RENT & SERVICE CHARGES

# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry

The suites are prominently located on Royal Avenue, traditionally one of the main street of the city.

The property is within walking distance of Belfast City Centre and Castle Court.

Royal Avenue serves as one of the main throughfare roads to access the city centre.

# DESCRIPTION

The property comprises a number of serviced office suites ranging from c. 100 sq ft to c. 556 sq ft. Each of the suites are finished to include carpet floors and strip lighting.

The building benefits from a buzzer entry system providing secure access and an 8 passenger lift to all floors.

Each suite has use of the buildings conference room facilities.

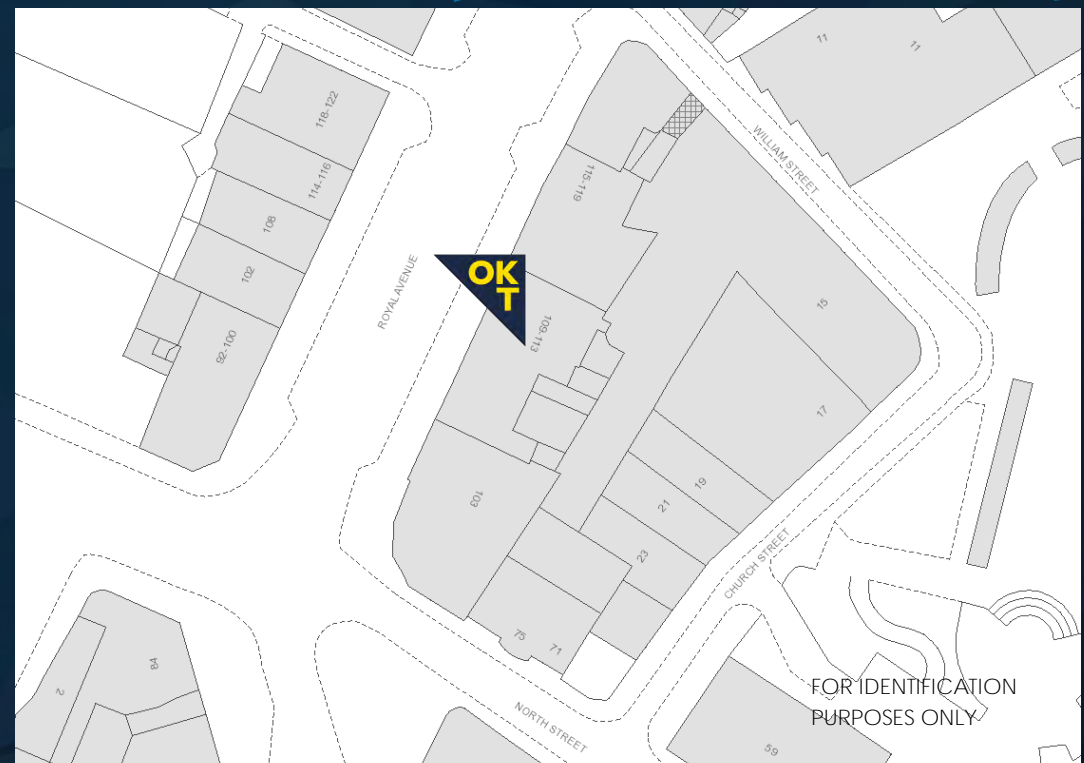
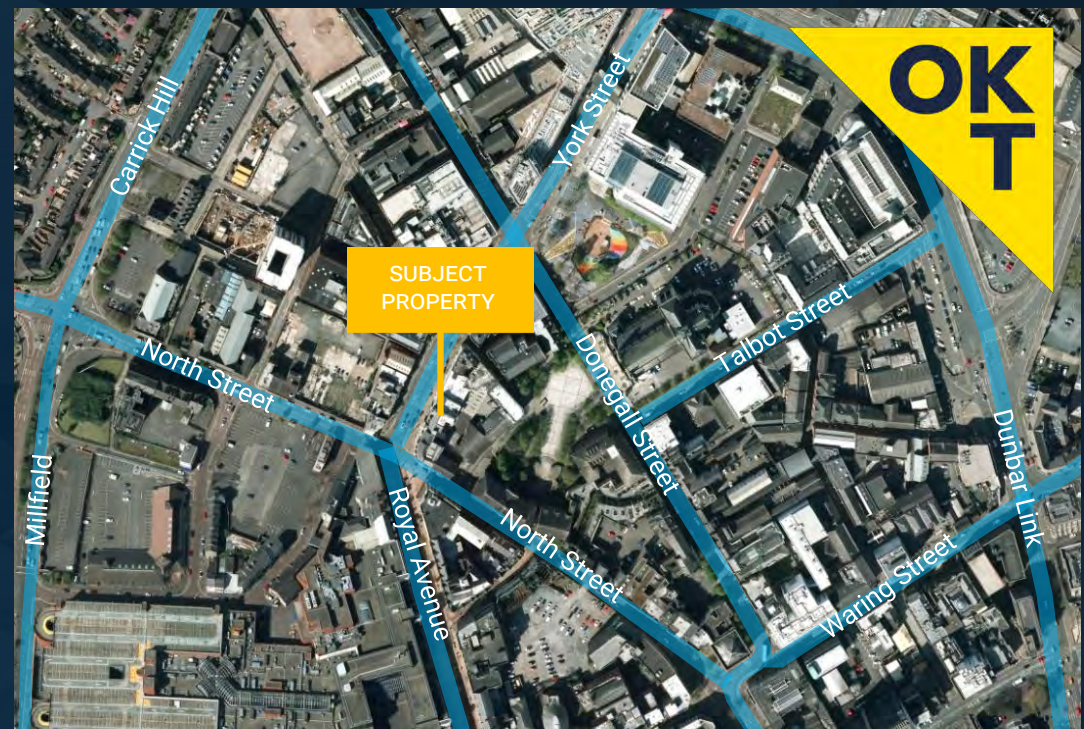
# ACCOMMODATION

| DESCRIPTION        | AREA (SQ M) | AREA (SQ FT) |
|--------------------|-------------|--------------|
| <b>FIRST FLOOR</b> |             |              |
| Suite 1A           | c. 31 sq m  | 332 sq ft    |
| Suite 1E           | c. 10 sq m  | 106 sq ft    |
| <b>THIRD FLOOR</b> |             |              |
| Suite 3D           | c. 52 sq m  | 556 sq ft    |
| Suites 3F          | c. 48 sq m  | 513 sq ft    |

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9844



# LEASE DETAILS

|                      |  |                  |                             |
|----------------------|--|------------------|-----------------------------|
| RENT:                | Suite 1A   | £1,900 per annum | (Service Charge: £3,889.04) |
|                      | Suite 1E   | £600 per annum   | (Service Charge: £1,254.36) |
|                      | Suite 3D   | £3,100 per annum | (Service Charge: £1,819.36) |
|                      | Suite 3F   | £3,200 per annum | (Service Charge: £5,018.20) |
| TERM:                | Negotiable   |                  |                             |
| REPAIRS / INSURANCE: | Effective full repairing and insuring lease by way of service charge   |                  |                             |
| VAT:                 | All prices, outgoings etc are exclusive of, but may be subject to VAT. |                  |                             |

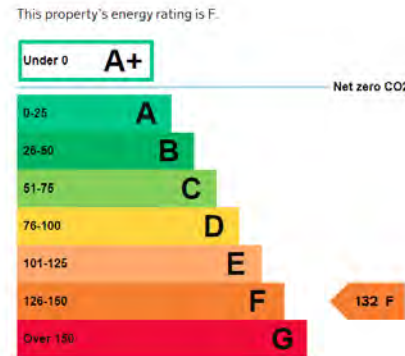
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



# NAV (RATES PAYABLE)

NAV: To be assessed

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.