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TO LET

## Suite 6, 30-42 Waring Street, Belfast, BT1 2ED

Multifunctional Office/Studio extending to c. 89 sq m (959 sq ft)

# LOCATION

Cotton Court just off Waring Street within the Cathedral Quarter. The subject property is situated on the first floor and benefits from a central and accessible location.

Neighbouring occupiers include Big and Bold, Two Taps, and Belfast Printworks Shop.

The Cathedral Quarter is a popular mixed use area comprising a range of bars, restaurants, hotels, and offices, including The Duke of York, The Dirty Onion, Coppi, and The Merchant Hotel. The property benefits from excellent access to local amenities and transport links.

# DESCRIPTION

The subject property comprises an open plan commercial unit within a well maintained multi occupancy building. The accommodation benefits from timber flooring, exposed steel columns and beams, and fluorescent strip lighting throughout, creating a modern industrial style workspace.

Ancillary facilities include a fitted kitchenette, with access to shared WC facilities. The unit is suitable for a range of commercial and studio uses.

# ACCOMMODATION

## DESCRIPTION

Suite 6

## AREA (SQ M)

c. 89 sq m

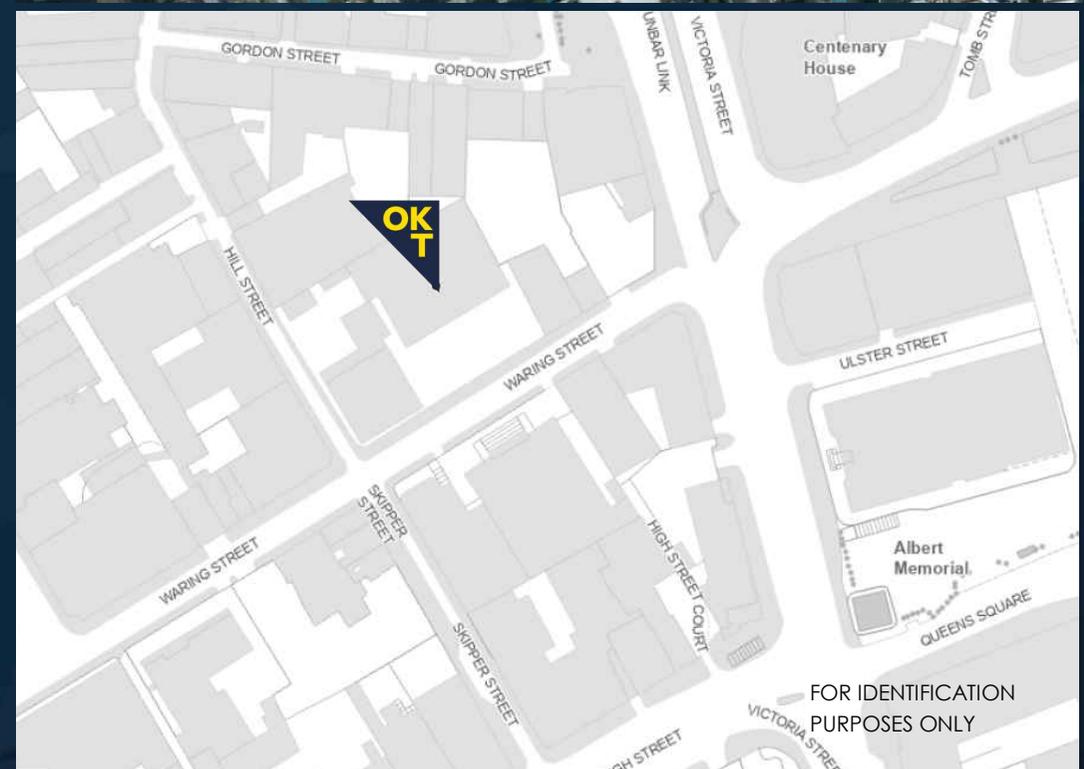
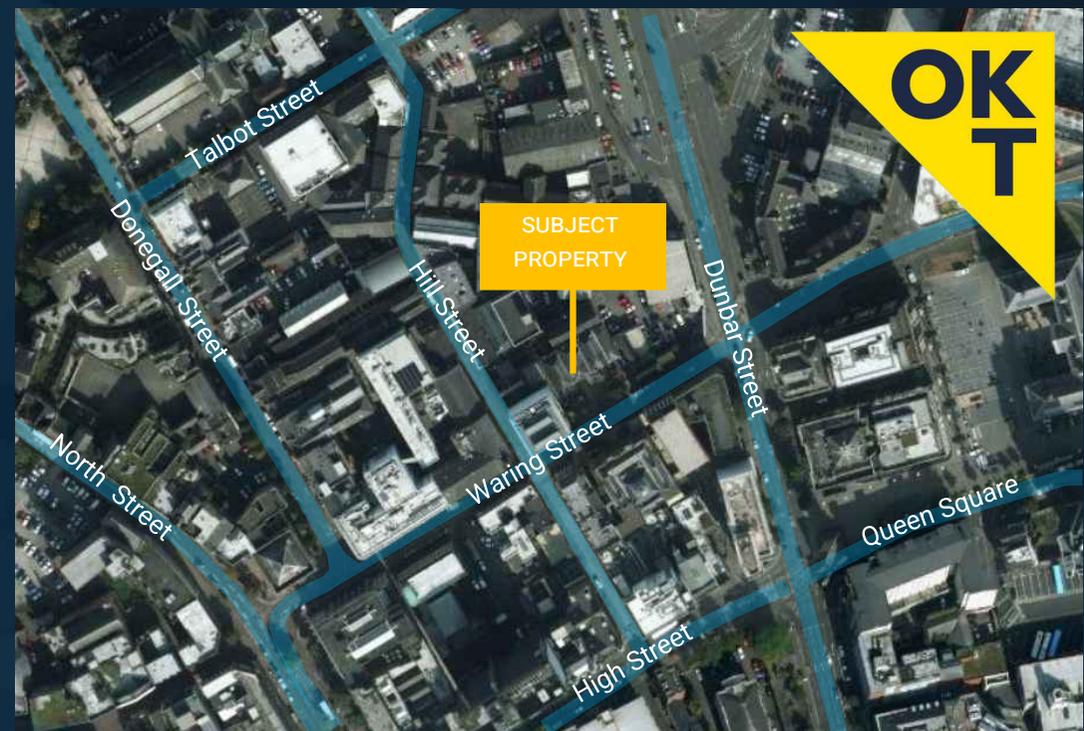
## AREA (SQ FT)

959 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/uk/si/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: 10424



# LEASE DETAILS

RENT: £6,000 per annum  
TERM: Negotiable  
REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of service charge  
SERVICE CHARGE: Currently £4,637  
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.

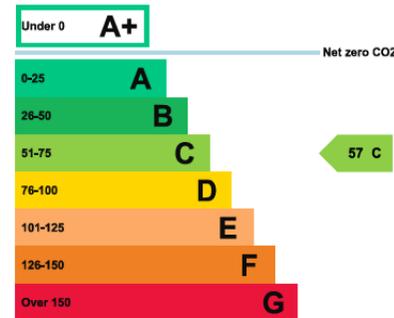
## NAV (RATES PAYABLE)

NAV: £9,200

Estimated rates payable in accordance with LPS Website: £5,765

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

This property's energy rating is C.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### 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.