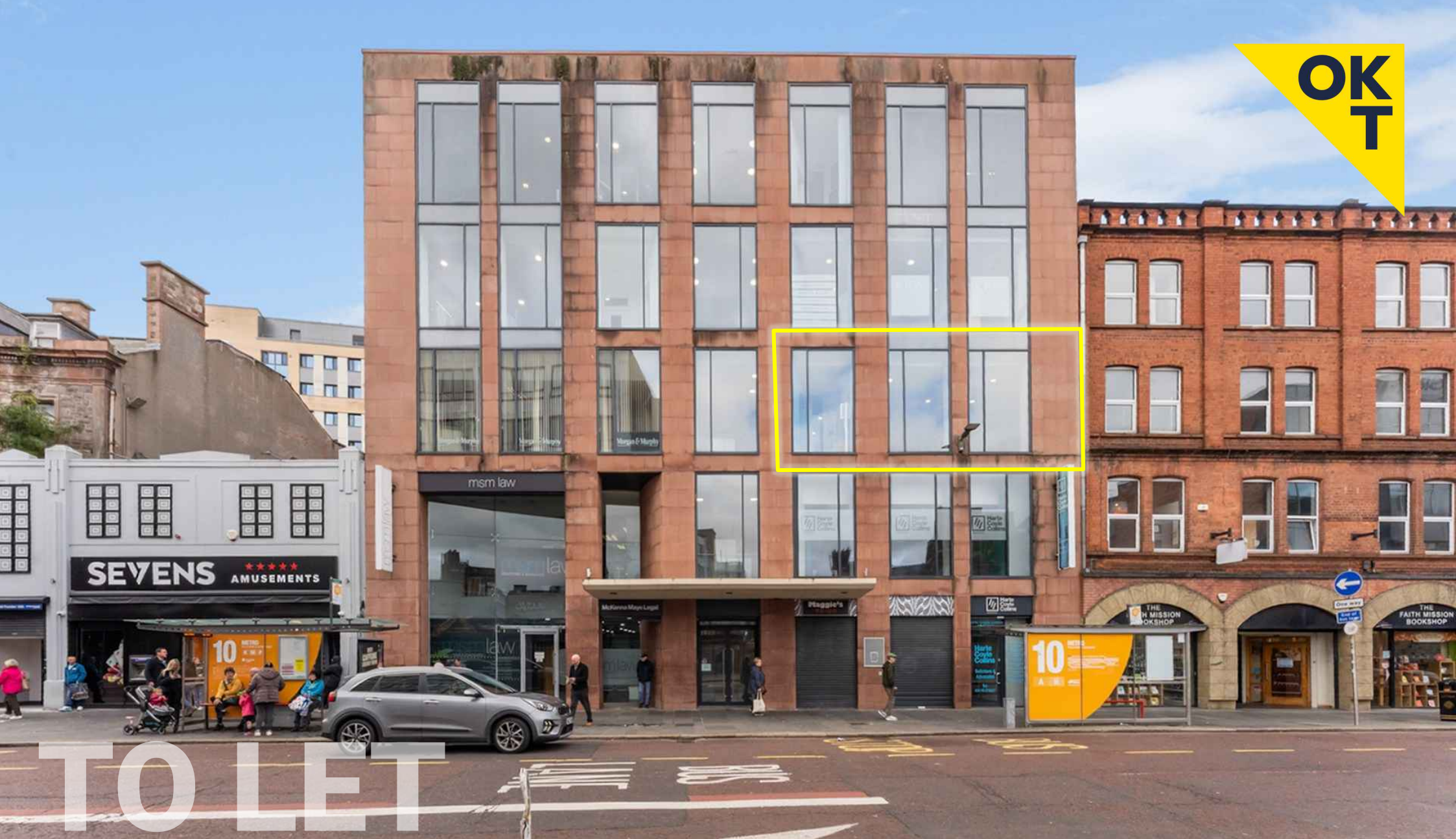


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# **TO LET**

## **Second Floor, 9-15 Queen Street, Belfast, BT1 6EA**

Second Floor Office Accommodation extending to c. 3.767 sq ft

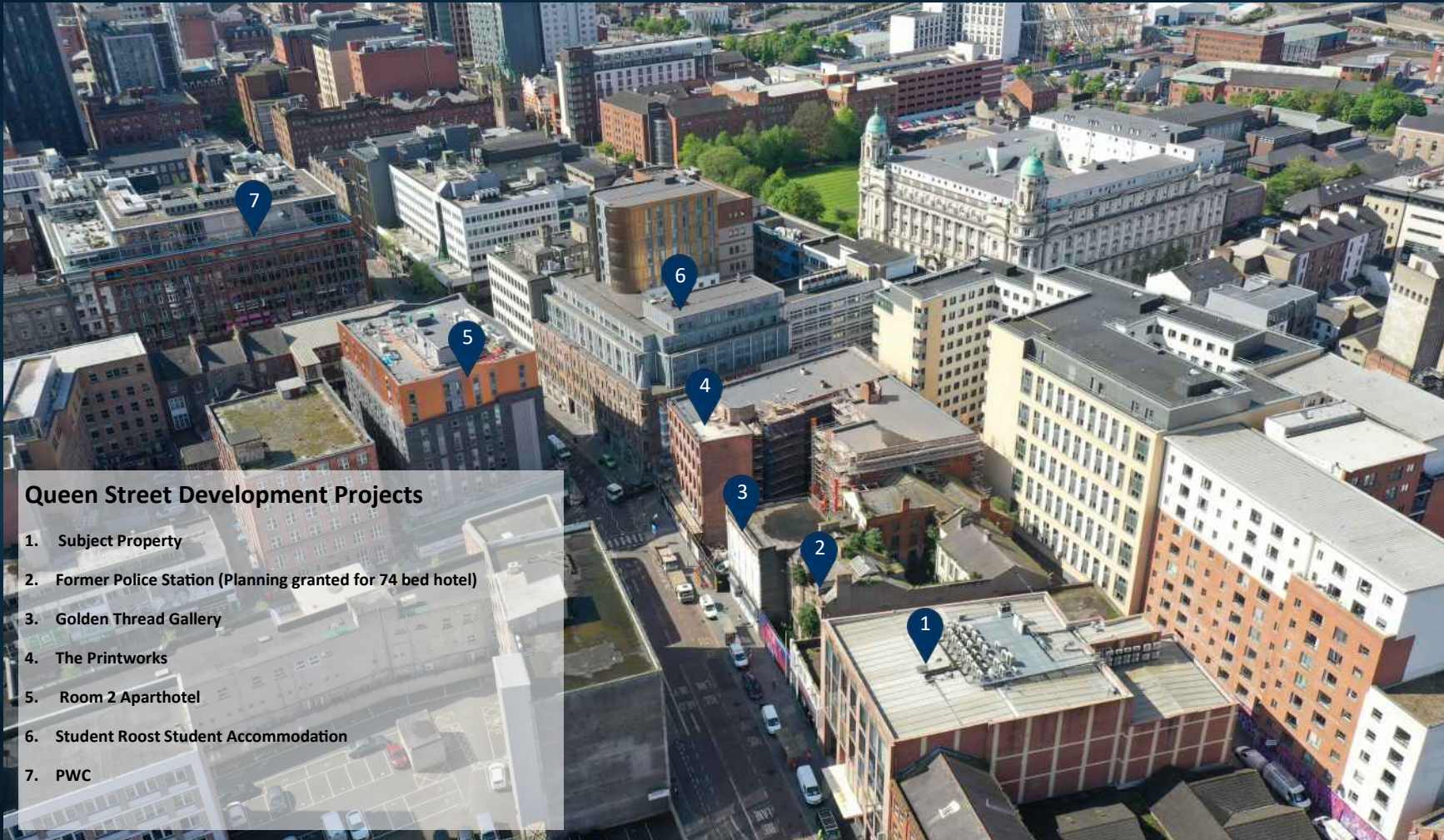


# LOCATION

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 subject property is situated on Queen Street, just an 8 minute walk from City Hall and surrounded by a range of cafes, restaurants and both local and national retailers.

Queen Street has seen increased investment in recent years, with nearby office developments completed or underway including Merchant Square and The Printworks. In addition, planning has been granted for a 74 bed hotel on the former Queen Street police station which follows the recently completed 175- unit aparthotel is on the corner of Queen Street and Fountain Street.



## Queen Street Development Projects

1. Subject Property
2. Former Police Station (Planning granted for 74 bed hotel)
3. Golden Thread Gallery
4. The Printworks
5. Room 2 Aparthotel
6. Student Roost Student Accommodation
7. PWC



8 MINUTE WALK FROM  
BELFAST CITY HALL



7 MINUTE WALK TO  
VICTORIA SQUARE



2 MINUTE WALK TO  
CASTLE COURT



11 MINS WALK TO GRAND  
CENTRAL STATION



# DESCRIPTION

The subject comprises second floor office accommodation fitted to a high standard and laid out to provide reception area, open plan office, boardroom, 8 no. private offices, kitchen, WC, disabled WC, and store. The offices are fitted to include painted and plastered walls, raised accessed carpeted floors, suspended ceiling with recessed lighting and glazed partitions throughout. In addition, the building benefits from a passenger lift.

# ACCOMMODATION

## DESCRIPTION

Part second floor (to include reception, open plan office, 8 no. private offices, boardroom, kitchen, WC, disabled WC

## AREA (SQ M)

c. 350 sq m

## AREA (SQ FT)

3.767 sq ft

# LEASE DETAILS

RENT: £52,500 per annum

TERM: Negotiable

REPAIRS / INSURANCE: Effectively full repairing and insuring lease by way of service charge liability

SERVICE CHARGE: Payable in respect of landlord's costs in repairing and maintaining the exterior of the property and all communal areas

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.

## 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.

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## Second Floor, 9-15 Queen Street, Belfast

Second Floor Office Accommodation extending to c. 3.767 sq







# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

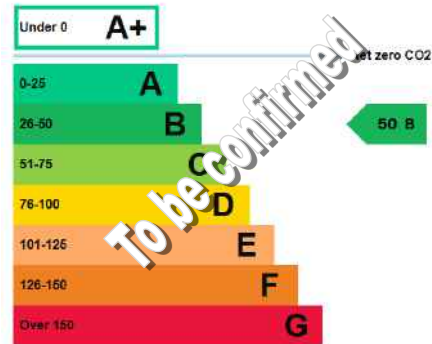
NAV: £48,900

Estimated Rates Payable in accordance with LPS website: £30,640.35

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC (ENERGY PERFORMANCE CERTIFICATE)

This property's energy rating is B.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

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**LIAM RUSSELL**

[liam.russell@okt.co.uk](mailto:liam.russell@okt.co.uk)

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 [okt.co.uk](http://okt.co.uk)

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

