

**finch**<sup>TM</sup>

**To Let**

**Northern Court**

16-18 Gloucester Street  
Belfast, BT1 1FG

  
**NORTHERN  
COURT**

**16-18  
GLOUCESTER ST**

**VENYOU**

Flexible Workspace  
venyou.co.uk

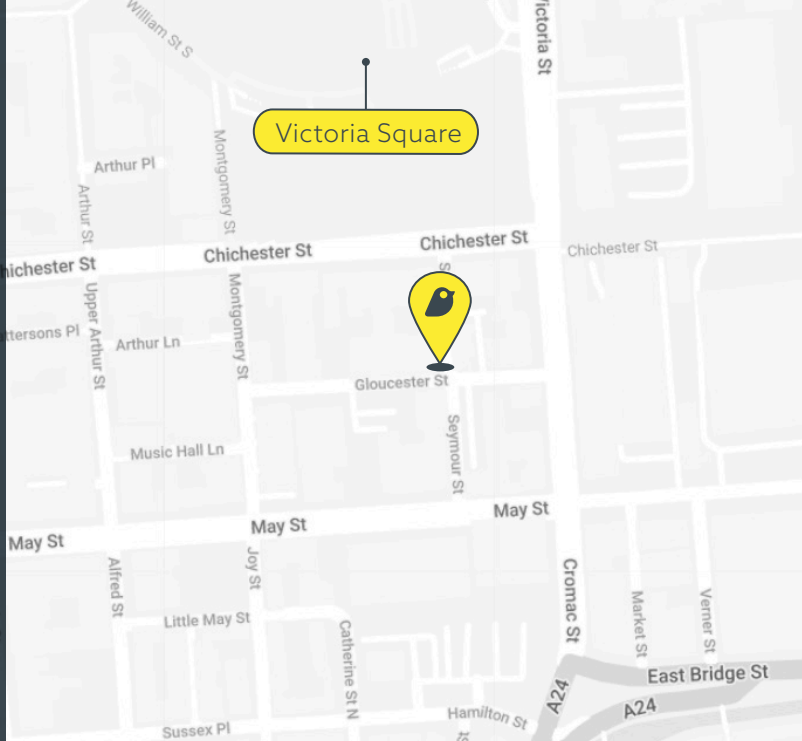


Ground Floor Office Suite

2,130 sq ft (197.96 sq ft)

# Location

The property occupies an excellent position in Belfast City Centre, located on the corner of Gloucester Street and Seymour Street just a short walk from Belfast City Hall, Victoria Square and the Law Courts.



# Description

Northern Court has a modern unmanned ground floor entrance/reception area with access control.

The ground floor suite offers a spacious open plan office with kitchenette and benefits from raised access flooring, plaster painted walls, suspended ceiling with recessed lighting and carpet floor covering.

# Accommodation

The property has been measured in accordance with the RICS code of measuring practice, 6th edition and extends to the following approximate area:

| Floor  | Sq M   | Sq Ft |
|--------|--------|-------|
| Ground | 197.96 | 2,130 |





# Lease Details

## Rent

£17.50 Per sq ft

## Rates

The property has an NAV of £27,100, therefore rates payable for the 2024/25 rating year are £16,242.71.

## VAT

All prices, rentals and outgoings are quoted exclusive of but may be liable to value added tax at the prevailing rate.

## Service Charge

Estimated at £2.68 per sq ft for the current year.

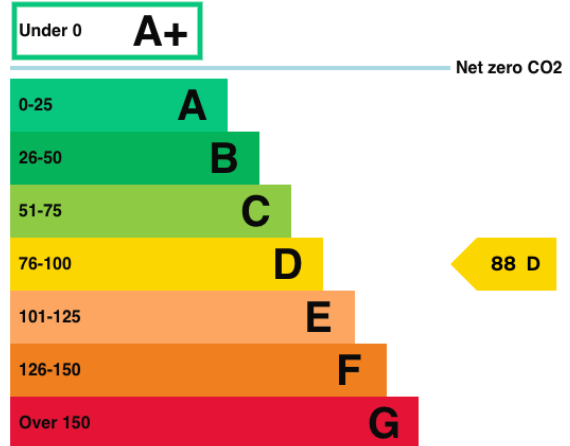
## Further Information

For further information or viewing please contact:

**Stephen Chambers**  
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stephen@finchCRE.com

## EPC 86 - D

This property's energy rating is D.



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