

## 9-11 Corporation Square, Belfast, BT1 3AJ

### TO LET

Self-contained office building extending from 730 sq ft to 3,561 sq ft.



## Summary

- Self-contained office building extending from c.730 sq ft to c. 3,561sq ft;
- Situated on Corporation Square opposite the Belfast Harbour Commissioner's office;
- Located in an area which has undergone and will continue to undergo major regeneration;
- Ground floor suitable for a variety of uses, including food and beverage - subject to planning permission.

## Location

The subject property is located in a prominent position on Corporation Square, approximately 1km north of Belfast City Centre and directly opposite the Belfast Harbour Commissioner's office. Sinclair Seamen's Presbyterian Church is on the corner of Corporation Square and Corporation Street. The property has convenient access to the M2 and M3 Motorways and also the M1 Motorway via the Westlink.

## Description

The subject property is a four storey purpose-built office building fronting on to Corporation Square with a vehicular entrance from Tomb Street. The property is a mid-terrace building of steel-frame construction with concrete blocks and a screed finish to the frontage.

The ground floor unit has its own dedicated entrance and a PVC coated aluminium framed shop front. There is a separate access off Corporation Square, with an intercom system, leading to a communal 8 person lift and stairwell which services all of the upper floor office units. There is own door access on each level and the building benefits from garage space accessed via roller shutter door.

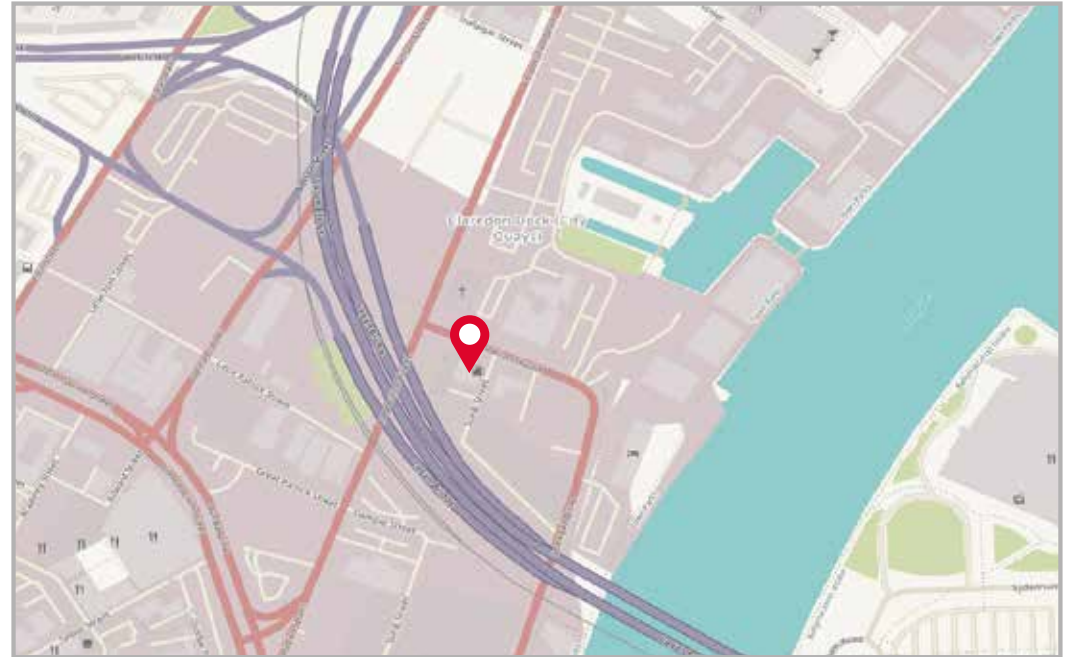
The open plan offices are similarly finished on all levels with carpeted floors, plastered and painted walls, suspended ceilings, flush fluorescent box lighting and perimeter wall trunking. Each floor has toilet facilities.

The ground floor unit is suitable to a variety of uses including office, retail, hospitality and food and beverage subject to planning.

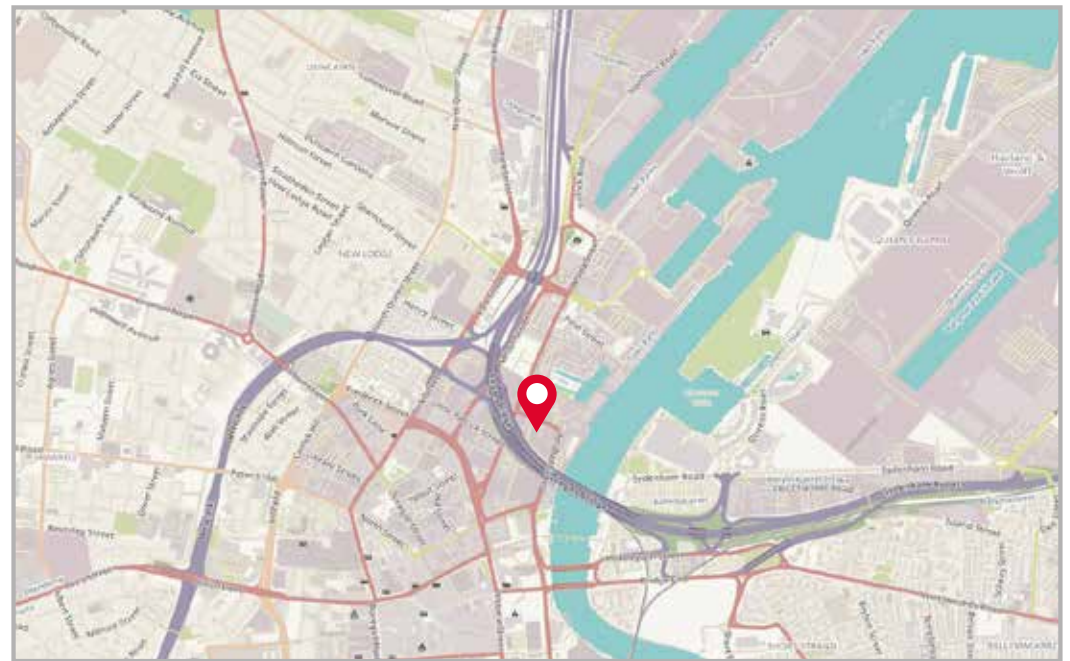
The landlord is willing to undertake works to meet an end users required specification.

## Port Overview

Belfast Harbour is Northern Ireland's principle maritime gateway and logistics hub, serving the Northern Ireland economy and increasingly that of the Republic of Ireland. Around 60% of Northern Ireland's seaborne trade and 20% of the entire island's trade is handled at the harbour, handling around 19 million tonnes of cargo per annum and receiving over 5,000 vessels each year.



For Indicative Purposes Only



# Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	730	67.8
First Floor	1,538	142.9
Second Floor	1,293	120.1
<b>Total</b>	<b>3,561</b>	<b>330.8</b>

# Lease Details

Term: By negotiation.

Term: Rent on application.

Rent Review: 5 yearly.

Repairs: Full repairing and insuring by way of service charge.

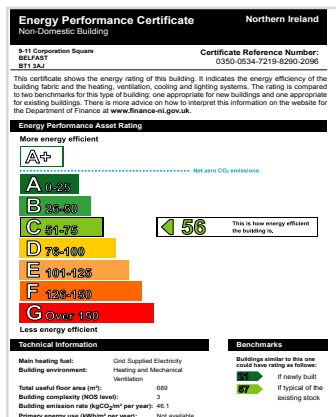
Insurance: The tenant will be responsible for the reimbursement of the insurance premium to the landlord.



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# Energy Performance Certificate

The property benefits from an EPC rating of C56 and the Energy Performance Certificate is available upon request.







## Rates

We have been advised by Land and Property Services of the following:-

Ground Floor  
Net Annual Value: £8,400  
Non Domestic Rate £ 22/23: £0.5510  
Rates Payable if applicable: £4,628.40 pa

First Floor  
Net Annual Value: £15,600  
Non Domestic Rate £ 22/23: £0.5510  
Rates Payable if applicable: £8,595.60 pa

Second Floor  
Net Annual Value: £15,600  
Non Domestic Rate £ 22/23: £0.5510  
Rates Payable if applicable: £8,595.60 pa

Third Floor  
Net Annual Value: £14,500  
Non Domestic Rate £ 22/23: £0.5510  
Rates Payable if applicable: £7,989.50 pa

Total  
NAV: £54,100  
Non Domestic Rate £ 22/23: £0.5510  
Rates Payable: £29,809.10

## Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
07442 495827  
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