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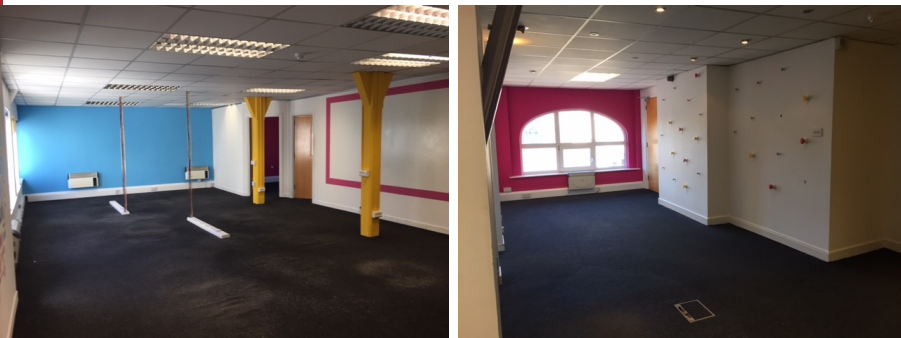
TO LET

**Excellent City Centre Office Suite
c. 1,664 sq ft (c. 155 sq m)**

**Fifth Floor, Thomas House
14-16 James Street South
BELFAST
BT2 8DN**



- Thomas House is ideally situated on James Street South in Belfast's Central Business District.
- Superb location in heart of City Centre adjacent to the new Grand Central Hotel.
- Attractive office suite available for immediate occupation.
- Neighbouring occupiers include Hewitt & Gilpin Solicitors, Ross Boyd Chartered Accountants and James Wray & Co Art Gallery.



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

Occupying a prominent location within Belfast City Centre, James Street South runs from Bedford Street to Brunswick Street.

The main Metro bus terminal at Donegall Square West is within two minutes walk and the train station at Great Victoria Street is within easy walking distance.

Thomas House is situated in close proximity to many of the City's leading financial institutions and professional firms. The location is well served with a wide variety of hotels and restaurants including James Street South, Deane's and the new Grand Central Hotel. Other occupiers within the building include Hewitt & Gilpin Solicitors and Ross Boyd Limited Chartered Accountants.

DESCRIPTION

Thomas House benefits from an attractive reception area and has a high-speed eight person passenger lift, which serves all floors.

The accommodation is finished to include carpeted floors, plastered and painted walls, suspended ceilings, recessed lighting, electric heating, PVC double glazed windows, private kitchen and WC facilities.

ACCOMMODATION

The suite is currently partitioned to provide a general office, 3 private offices, boardroom, kitchen plus male & female WCs.

Total Area: c. 1,664 sq ft (c.155 sq m)

LEASE DETAILS

Term: Negotiable subject to periodic review

Rent: £15,000 per annum

Repairs & Insurance: Internal repairing and insuring lease with service charge provision. Service charge currently estimated at £3.90 per sq ft to include building insurance contribution and management fees.

NAV

We are advised by the Land & Property Services that the Net Annual Value is £13,300.

The current rate in the £ is 0.614135 (2019/20).

The property should benefit from Small Business Rate Relief of 20% therefore rates payable are £6,534 per annum.

VAT

Rentals and outgoings quoted are subject to VAT.

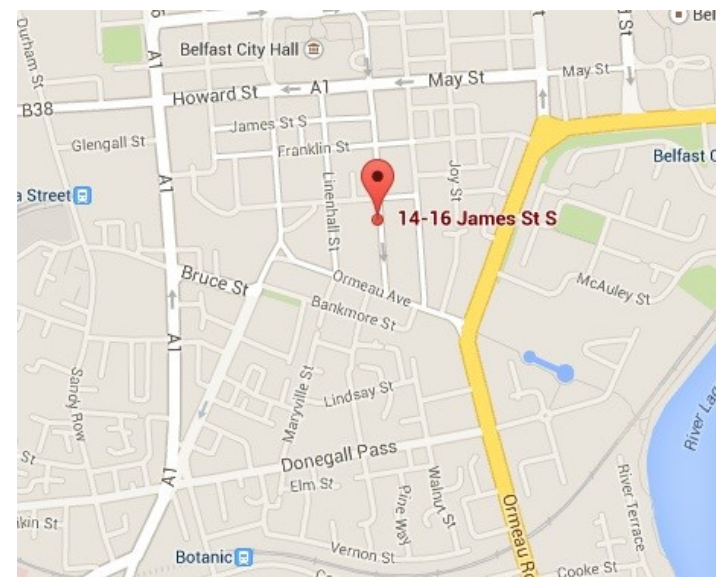
VIEWING

Strictly by appointment with McConnell Chartered Surveyors

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