

To Let

Excellent 2nd and 3rd Floor Offices
Avenue House, 42-44 Rosemary Street, Belfast, BT1 1QE



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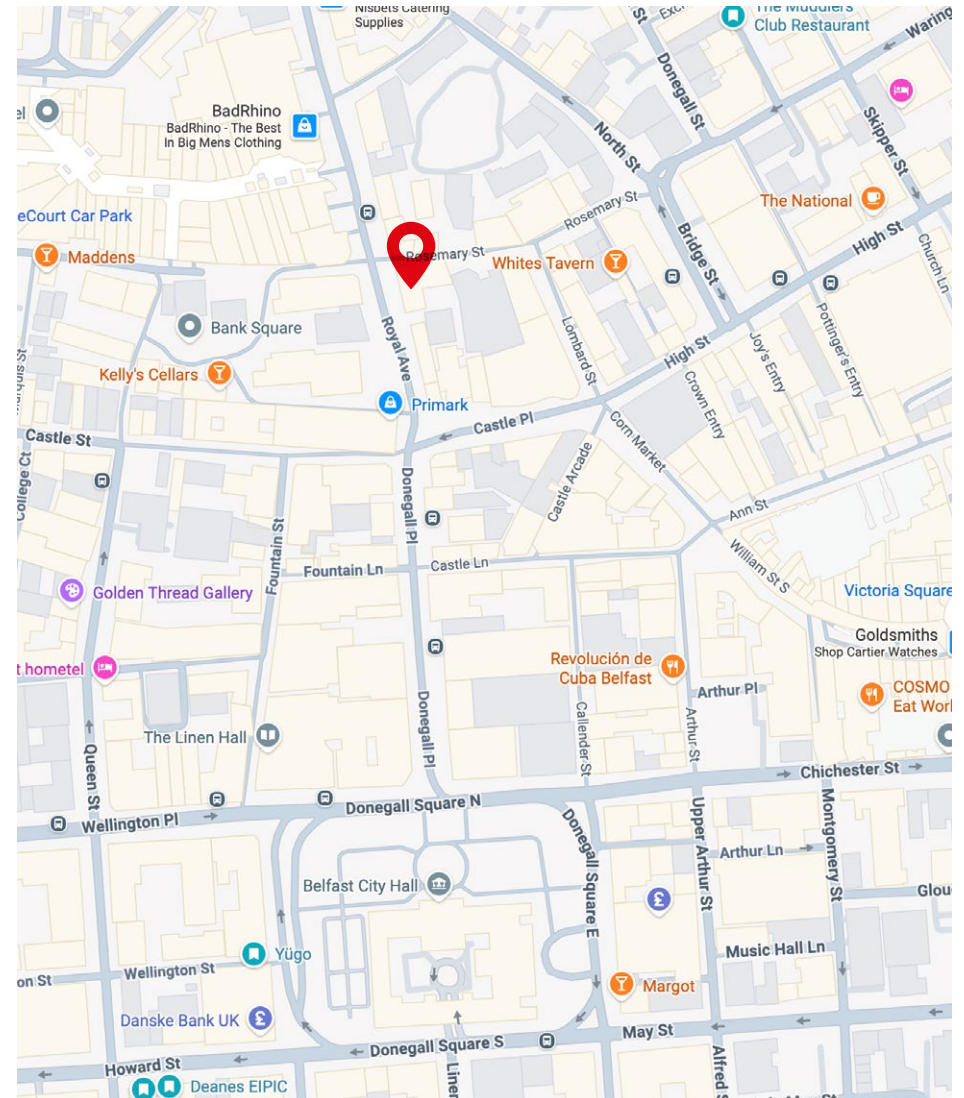
Property Highlights

- Occupying a highly accessible and desirable location within Belfast's Prime Business District.
- 2 floors available from c. 4,078 sqft to 8,178 sqft.
- Modern, DDA compliant, fitted accommodation requiring minimal expenditure.
- Excellent natural light.
- Immediately Available.

Location

Avenue House occupies a highly prominent corner location with frontages to both Royal Avenue and Rosemary Street. The building is of imposing design and one of a limited number of modern good quality office buildings within this area of Belfast City Centre.

Avenue House benefits from excellent public transport links in the immediate area and there are a number of public and private car parks in the immediate vicinity.



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Description

The subject property offers excellent bright open plan office accommodation on the upper floors of this modern office building, accessed via a ground floor reception foyer with two high speed passenger lifts.

The office space is presented to a high standard to include plastered and painted walls, suspended ceilings, LED lighting, carpeted floor coverings etc.

There are also some internal meeting rooms and kitchen/breakout areas.

Accommodation

The available accommodation provides the following approximate net internal area:

| Description | Sq Ft | Sq M |
|------------------|-------|-------|
| 2nd Floor Office | 4,100 | 380.9 |
| 3rd Floor Office | 4,078 | 378.9 |

Lease Details

Term: By Negotiation.
Rent: £13.50/sqft exclusive, subject to contract.
Repairs: Effective full repairing and insuring terms.
Service Charge: Amount to be confirmed.

Non-Domestic Rates

Rates payable for 2026/27 as below:

Second Floor: £33,620pa
Third Floor: £32,514pa

VAT

All prices, rentals and outgoings are quoted exclusive of VAT, which may be chargeable at the prevailing rate.



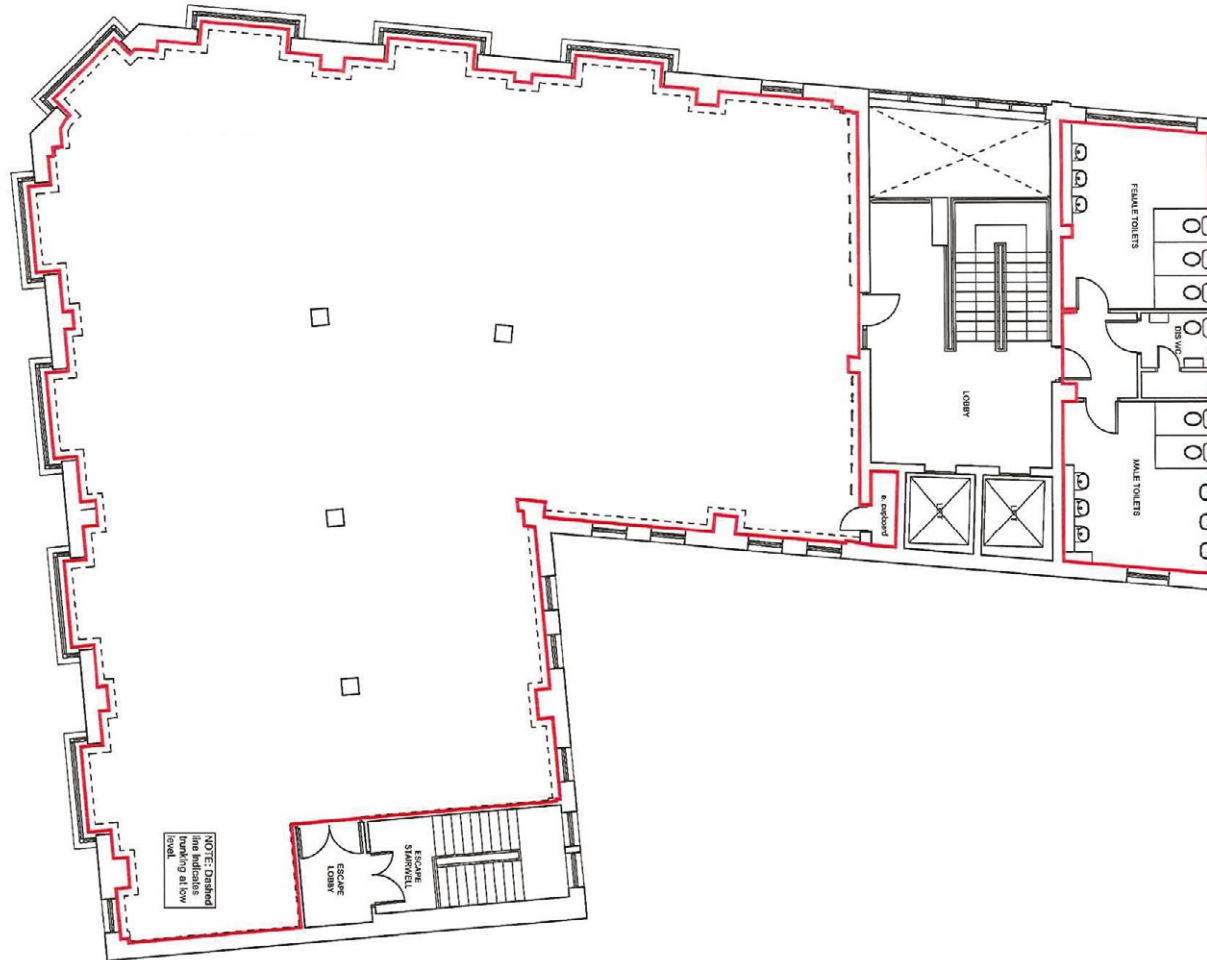
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Second Floor

Not To Scale. For indicative purposes only.

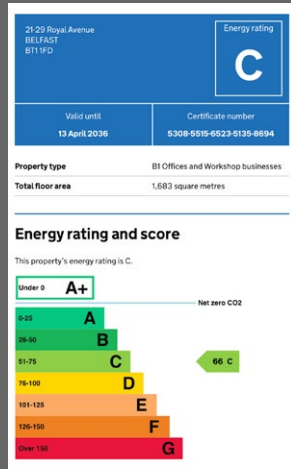
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Third Floor

Not To Scale. For indicative purposes only.

EPC



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