Causeway Tower, 9 James Street South, Belfast, BT2 8DN

To Let | 1,980 sq ft

Superb 11th Floor Office Suite

028 9020 5900
mcconnellproperty.com

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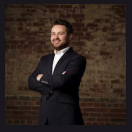
Summary

- Rent: £32,000 per annum
- Business rates: £18,672.44 per annum
- Service charge: £3.35 per sq ft
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

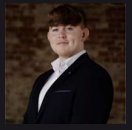
Further information

- View details on our website

Contact & Viewings



Greg Henry
07841 928670
greg.henry@mcconnellproperty.com



Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com

Joint Agents

Robert Toland (Cushman & Wakefield)
07980 740270
robert.toland@cushwake-ni.com

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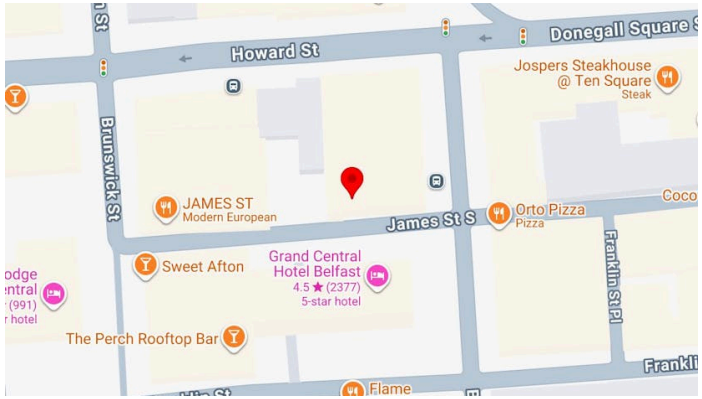

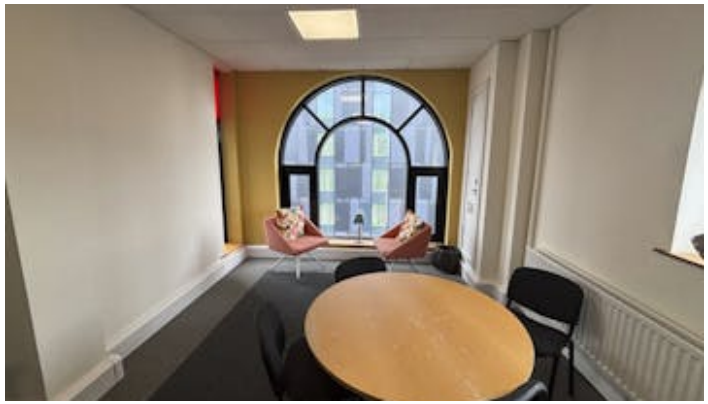

Location

The property is centrally located just off Bedford Street in James Street South a short distance from Donegall Square and in the heart of the prime office district of Belfast and within easy walking distance of the main retail pitch.

Other occupiers within the building include SFG Forwarding, 4C Executive Search, ICO, AAB and Finegan Gibson. Adjacent occupiers include Deloitte, Ernst and Young, The BBC, Tughans, Invest NI, Arup, Just Group and Axa Insurance.

Accommodation

Name	sq ft	sq m
11th	1,980	183.95
Total	**1,980**	**183.95**

Description

The building benefits from a spacious and well finished reception area with two passenger lifts serving all upper floors. The 11th Floor enjoys both front and rear balconies as well as panoramic views across Belfast City Centre. The space has been well fitted out and incorporates two meeting rooms and a boardroom located overlooking James Street South with the remainder left in open-plan format.

The suite also benefits from a fitted kitchen and two separate toilets, including a disabled facility.

Specifications

- Suspended Ceilings
- LED Fluorescent Light Fittings
- Ceiling-mounted cassette-style air-conditioning
- Gas-fired central heating
- 3-Compartment trunking for data/telecoms/IT
- Fitted kitchen
- Front and rear balconies

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