



Sinclair House, Fourth Floor

89-101 Royal Avenue, Belfast, BT1 1EX

Office To Let

945 to 2,119 sq ft
(87.79 to 196.86 sq m)

- Prominent City Centre location close to the Ulster University Belfast Campus.
- Can be let in its entirety or as separate suites.
- Refurbished office suites available from 945 sq.ft – 2,119 sq.ft.
- Available immediately.

Sinclair House, Fourth Floor, 89-101 Royal Avenue, Belfast, BT1 1EX

Summary

Available Size	945 to 2,119 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

Sinclair House occupies a prominent corner site at the Junction of Royal Avenue and North Street, in the heart of Belfast City Centre. Since the redevelopment of the Ulster University campus on York Street, the area continues to see a huge amount of growth to include the £3million expansion of Haymarket. Along with recent plans unveiled for a £100 million Belfast stories attraction at the former Bank of Ireland building.

Sinclair House benefits from a large number of retailers in the immediate vicinity such as Bodega Bagels, Café Nero, Starbucks and Tesco Express.

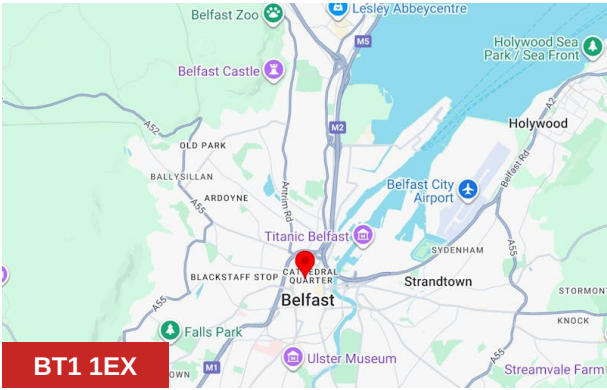
Description

Sinclair House boasts excellent frontage onto Royal Avenue and North Street with access to the building controlled by a buzzer entry system. The external walls of the building contain an art deco facade with a clock face pediment. The entrance foyer contains a passenger lift and stairwell along with a bike storage rack. Both suites are finished to a high standard to include A/C units, carpeted flooring, painted walls, suspended ceilings and perimeter trunking. The suites benefit from excellent natural light with some impressive views across Belfast.

Tenants within the building include Mammoth Design Consultants Ltd, Callow Event Management Ltd, Diamond & Skillen Chartered Accountants and Nigel Greeves Solicitors.

Accommodation

Name	sq ft	sq m	Availability
4th - Suite 2	1,174	109.07	Available
4th - Suite 3	945	87.79	Available
Total	2,119	196.86	



Viewing & Further Information



Greg Henry
07841 928670
greg.henry@mcconnellproperty.com



Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com