



Lesley Suites, 2-12 Montgomery Street, Belfast, BT1 4NX

To Let / For Sale | 1,870 sq ft

Excellent 2nd Floor Office Accommodation

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £28,000 per annum
- Price: Price on application
- Business rates: £19,118.53 per annum
- VAT: Applicable
- EPC: C (70)
- Lease: New Lease

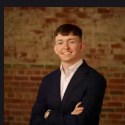
Further information

- [View details on our website](#)

Contact & Viewings



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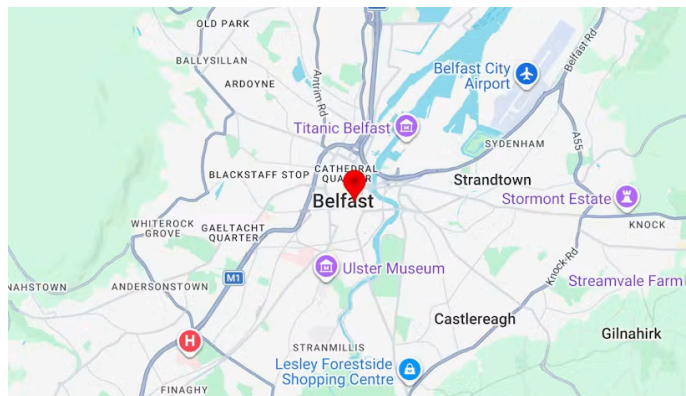
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Location

The property is located on Montgomery Street, a prominent office location within the City Centre in close proximity to City Hall, Victoria Square and the Law Courts.

Occupiers in the vicinity include various Government Departments, Ross' Auction, NCP Car Park, Arthur Cox and the HMRC office on Chichester Street.

The location also benefits from excellent public transport links and is within easy walking distance of Belfast Grand Central Station and Lanyon Place, together with a wide range of cafés, restaurants and retail amenities.

Accommodation

Name	sq ft	sq m
2nd	1,870	173.73
Total	1,870	173.73

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



Description

The Lesley Suites' second floor provides a range of well-laid-out office workspace, comprising seven individual offices, a boardroom, open-plan office space and a dedicated reception area. The layout offers flexibility for a variety of business occupiers, with a combination of private working areas and collaborative space.

The accommodation is fitted with suspended ceilings and LED lighting throughout, with floor boxes and perimeter trunking providing power and data connectivity. Additional facilities include a kitchen, two WC facilities and gas-fired heating. The building also benefits from passenger lift access, providing convenient access to the office accommodation.