



Second Floor

33 Church Lane, Belfast, BT1 4QN

City Centre Office Suite

980 sq ft
(91.04 sq m)

- Attractive 2nd floor office suite situated in prime city centre location. Church Lane is a busy pedestrianised thoroughfare linking Ann Street to High Street.
- Available immediately.

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Summary

Available Size	980 sq ft
Rent	£7,950 per annum
Rates Payable	£4,918.75 per annum
Rateable Value	£7,850
Service Charge	£4 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The unit comprises office accommodation situated on the second floor with access and stairwell from Church Lane.

The accommodation is available for occupation from October 2024 and is finished to include painted / plastered walls, suspended ceilings, recessed lighting, double glazing windows and gas fired central heating.

The suite is currently split to provide four offices with self-contained WC facilities.

Location

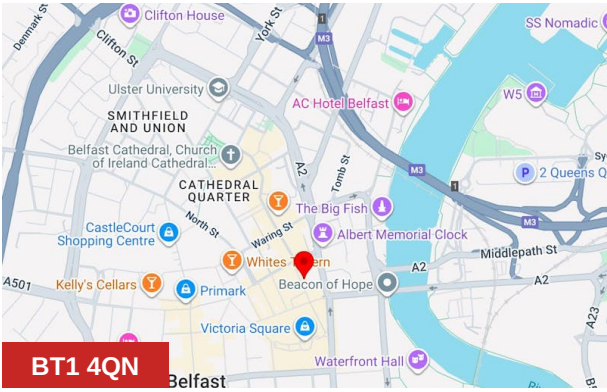
The property occupies a prominent position on Church Lane, a pedestrian thoroughfare close to the Ann Street Junction.

The offices are situated in close proximity to Victoria Square. Neighbouring occupiers include Bootleggers, Better Gym, Hi Park Car Park, Urban Outfitters, Caffè Nero and Bullitt Hotel.

Ideal for professional business requiring affordable city centre office accommodation.

Accommodation

Name	sq ft	sq m
2nd	980	91.04
Total	980	91.04



Viewing & Further Information



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