

143 Royal Avenue

Belfast, BT1 1FH

## Excellent Office Suite

1,300 sq ft  
(120.77 sq m)

- Located in Cathedral Quarter adjacent to the new University of Ulster Complex.
- Self-contained Office Suite.
- Excellent natural light and aspect over the £5 million redevelopment of Cathedral Gardens.

# 143 Royal Avenue, Belfast, BT1 1FH

## Summary

<b>Available Size</b>	1,300 sq ft
<b>Rent</b>	£17,500 per annum
<b>Rates Payable</b>	£9,900 per annum (2025-26)
<b>Service Charge</b>	£4,253.39 per annum YE September 2025, Including Insurance
<b>VAT</b>	Applicable. Rent , Service Charge & Building Insurance.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The subject property is located on a prominent corner site at the junction of Royal Avenue and Donegall Street/York Street.

The recent opening of the new University of Ulster Campus has brought an added vibrancy to this part of Belfast, known as Cathedral Quarter. Cathedral Quarter has been transformed in recent years to become one of Belfast's most thriving areas.

There is an abundance of restaurants and boutique hotels including The Merchant Hotel and The Foundry. The area also benefits from a number of popular bars, restaurants and cafés to include The Duke of York, The Harp Bar, and Neighbourhood Café.

## Description

The subject property which is situated on the second floor comprises of a self-contained office suite with excellent natural lighting and excellent aspect over Royal Avenue and the new University of Ulster Campus.

The offices are partitioned to create a reception area, and two main open plan offices with an additional smaller meeting room.

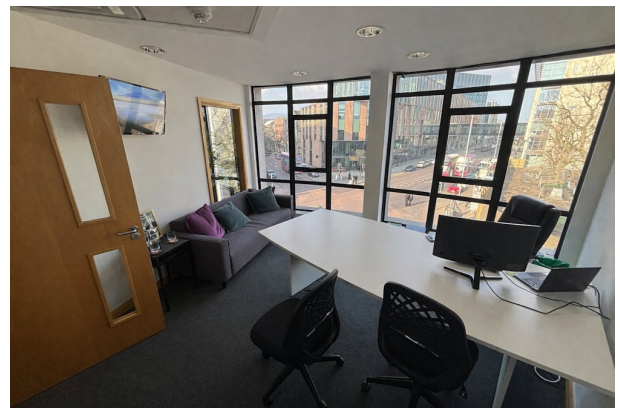
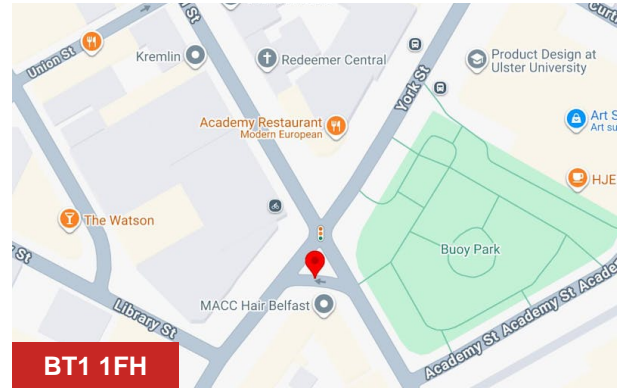
Access to the building controlled by a buzzer entry system. The foyer contains a passenger lift and stairwell, and the unit includes ceiling mounted heating and air conditioning units.

The office suite benefits from raised access flooring, a variety of ceiling mounted spotlights and is generally finished in a very good standard.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,300	120.77	Available



## Viewing & Further Information



**Frazer Hood**

07753 817003

frazer.hood@mcconnellproperty.com