Modern refurbished office accommodation

Property Highlights

- Excellent City Centre office suites
- Recently refurbished to a high standard
- Grade A specification
- Immediately available

For more information, please contact:

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028 9023 3455
07980 740270
robert.toland@dtzmcp.com
TO LET

State Buildings, 16-22 Arthur Street, Belfast

Location
This landmark building occupies a superb and prominent corner position with extensive frontages to Arthur Street and Arthur Place. Arthur Street has been rejuvenated over the years with the advent of Café Society and upmarket retailers attracted to the newly refurbished street scape.

The location is ideal for a range of professional occupiers due to its close proximity to the Law Courts and City Hall whilst being nestled between Victoria Square and Royal Avenue being the main shopping/commercial hubs within the City now.

Accommodation
The available office accommodation has been fully refurbished and is arranged over second, third and fourth floors with a new attractive entrance foyer on Arthur Place.

Finishes include:
- Plastered and painted walls
- Carpeted floors
- Suspended ceilings
- Raised access flooring
- Recessed LED lighting
- Fully air conditioned floors
- Newly refurbished toilet accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Reception Area:</td>
<td>215</td>
<td>20</td>
</tr>
<tr>
<td>Second Floor:</td>
<td>4,338</td>
<td>403</td>
</tr>
<tr>
<td>Third Floor:</td>
<td>4,338</td>
<td>403</td>
</tr>
<tr>
<td>Fourth Floor:</td>
<td>4,176</td>
<td>388</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>13,067</td>
<td>1,214</td>
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</tbody>
</table>

Lease Details

<table>
<thead>
<tr>
<th>Term</th>
<th>Negotiable.</th>
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</thead>
<tbody>
<tr>
<td>Rent</td>
<td>£16.00 per sq ft.</td>
</tr>
<tr>
<td>Rent Reviews:</td>
<td>5 yearly upward only rent reviews.</td>
</tr>
<tr>
<td>Insurance:</td>
<td>Tenants will be responsible for a fair proportion of the insurance premium of the building.</td>
</tr>
<tr>
<td>Service Charge:</td>
<td>A service charge shall be levied to cover the costs of maintenance, cleaning and heating of common areas, external repairs and managing agents fees.</td>
</tr>
</tbody>
</table>
TO LET

State Buildings, 16-22 Arthur Street, Belfast

NAV

To be re-assessed.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

The EPC rating of this property is 96.
TO LET

State Buildings, 16-22 Arthur Street, Belfast

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(ii) DTZ McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

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(iv) rents quoted in these particulars may be subject to VAT in addition;

(v) DTZ McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

(vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."