

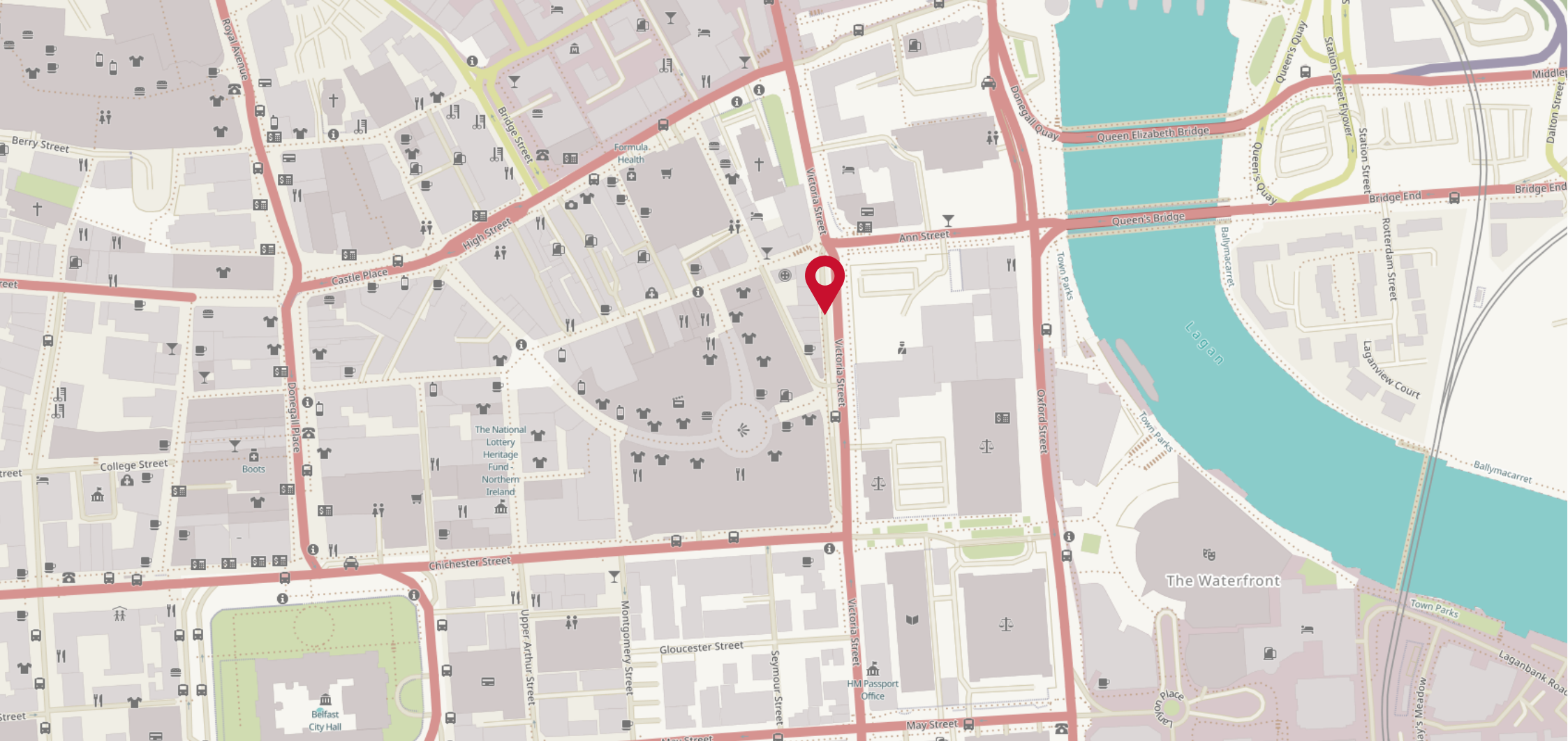
TO LET

**Lambert
Smith
Hampton**



**Ground Floor, Artola House, Victoria
Street/Upper Church Lane, Belfast,
BT1 4PB**

Highly Prominent Ground Floor Office Accommodation
Extending to Approx. 3,140 Sq Ft.



LOCATION

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 585,000 persons. The city benefits from excellent transport links north and south of the province via the M1 and M2 Motorway network, public rail systems and bus and glider services.

The city is located approximately 100 miles from Dublin and 70 miles south east of Londonderry. Belfast benefits from two airports in Belfast City Airport, some 2 miles to the east of the city centre and Belfast International Airport, approximately 17 miles to the north east.

The subject property is located adjacent to Victoria Square Shopping Centre and approx. 0.4 miles from Belfast City Hall. This strategic position within the City Centre provides immediate accessibility from Belfast's new transport hub at Weavers Cross. The property also benefits from good communication links via public transport with Metro and Glider bus stops situated adjacent, granting access to north, south, east and west of Greater Belfast.

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DESCRIPTION

Artola House is a new-build Grade A office accommodation which has been rebuilt to retain original period features such as exposed red brick walls and floor to ceiling height double glazed windows. The ground floor comprises approx. 3,140 sq ft of open plan loft-style office accommodation.

The office is finished to a standard shell specification to include concrete flooring, corrugated iron ceiling, exposed red brick walls, fluorescent strip lighting, W/C facilities and benefits from an abundance of natural light throughout.

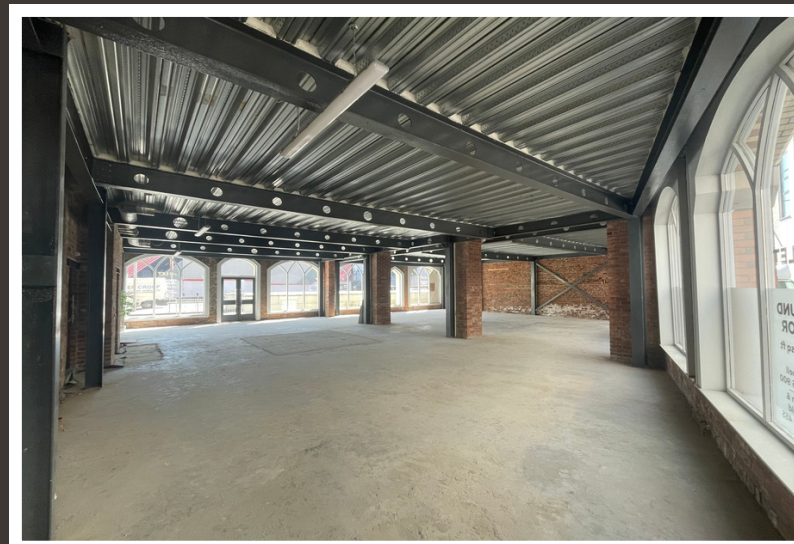
The subject can be accessed via either the impressive reception area, or 2no. separate access doors from Victoria Street or Upper Church Lane.

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Warehouse	3,140	291.71
Total	3,140	291.71

LEASE DETAILS

Rent -	Price on application.
Term -	By negotiation.
Rent Review -	Every fifth year on an upward only basis.
Repairs -	The Tenant is to be responsible for external and internal repairs.
Insurance -	The Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.







For Further Information

CONTACT

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RATEABLE VALUE

We have been advised by Land and Property Services of the following:

Net Annual Value (NAV): £47,300.00

Rate in £ for 2025/26: £0.626592

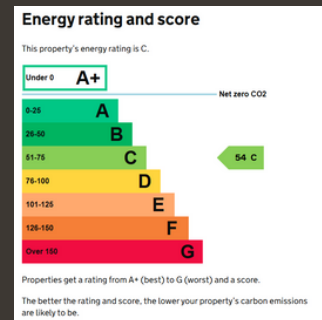
Rates Payable: £29,637.80

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ENERGY PERFORMANCE CERTIFICATE

We have been advised the Property benefits from an Energy Performance Rating of C54.



ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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www.lsh.ie

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