

Ascot House, 24-31 Shaftesbury Square, Belfast, BT2 7DB

To Let

Fully Fitted City Centre Office Suites extending to c. 8,500 sq ft to include a Ground Floor Retail/Office Unit extending to c. 2,364 sq ft



Lambert
Smith
Hampton

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems.

The subject is found in Shaftesbury Square which is well positioned at the hub of one of the main arterial routes linking South Belfast and the City Centre which is approximately 1 mile/1.6 km away.

The positioning of Ascot House close to a busy intersection means that it benefits from high volumes of vehicular traffic and passing footfall.

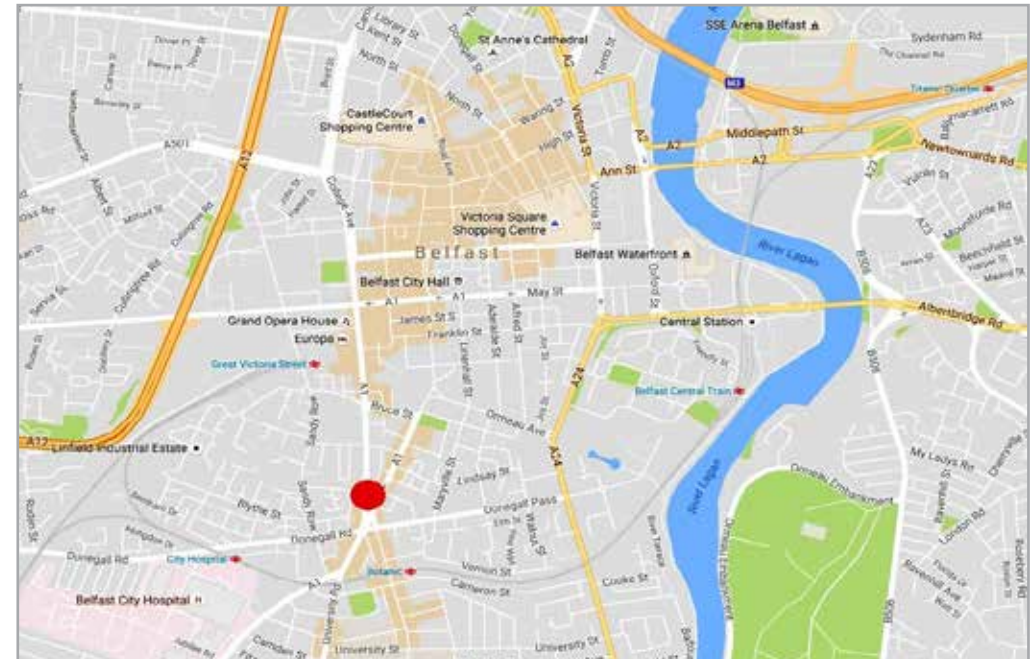
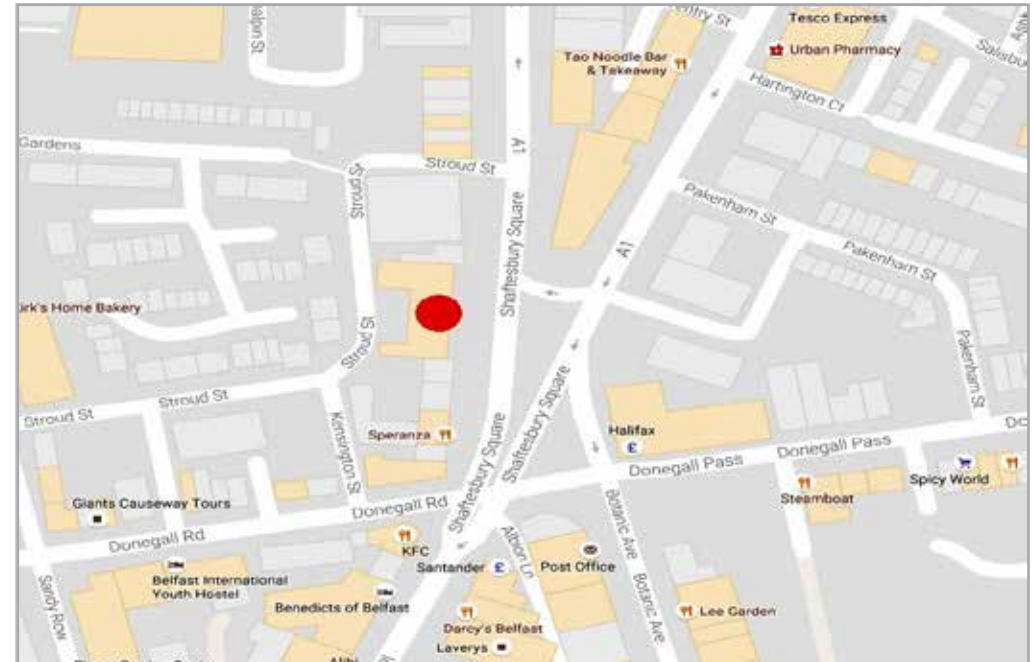
Description

The office suites are finished to a high specification to include suspended ceilings with recessed fluorescent lighting, raised access and carpeted floors, plastered and painted walls and a fitted kitchen.

The accommodation would be suitable for a number of professional occupiers and is ready for immediate occupation. The layout is largely open plan, however a number of partitioned walls provide meeting rooms and private offices.

NB The property can be refurbished or tailored to prospective tenants specific requirements.

The ground floor unit is currently fit as a restaurant premises however can be tailored to prospective tenant's specific requirements.



Schedule of Accommodation

Floor	Sq Ft	Sq M
Ground Floor - Unit 6 & 7	2,364	219.6
Part First Floor - Office B	3,192	296.5
Part Second Floor - Office A	2,624	243.8
Part Third Floor - Office A	2,650	246.3
Total	10,830	1,006.5

Lease Details

Term – By negotiation.

Rent - £10 psf.

Service Charge – the service charge is estimated to be at c.£2.30 psf per annum exclusive.

Insurance – The insurance is estimated to be c.£0.23 psf per annum exclusive.





Rates

Land and Property Services are to confirm the Net Annual Value for this property. Please contact the agent for more information.

Energy Performance Certificate

C75

VAT

We are advised that the subject property is not VAT registered and therefore VAT will not be charged in addition to the rent.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
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