

To Let

Prominent Ground Floor Office Suite

20 MAY STREET, BELFAST



- Self-contained ground floor office suite offering approx. 765 sq.ft (71.07 sq.m)
- Excellent location on May Street with surrounding occupiers being Ross's Auctioneers, Ulster Bank and Choice
- High volumes of vehicular and pedestrian passing flow
- Recently fully refurbished building finished to a high specification

Savills Belfast

1st Floor Lesley Studios
32/36 May Street
Belfast BT1 4NZ

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savills.ie



Location

The property is prominently located on May Street in the heart of Belfast city center and only 2-minute walk from Belfast City Hall. The immediate location is made up of a mixture of commercial and residential uses to include office accommodation, retail space, restaurant premises and a number of high quality apartment buildings. Surrounding occupiers include Ross's Auctioneers, Ulster Bank and Choice.

Description

Forming part of a 3 storey office building, the property comprises a self-contained ground floor office unit with separate kitchen, storage area and WC facilities. The space is finished to the highest specification to include plastered and painted walls, carpet floor, gas fired central heating, separate alarm and Videx intercom system.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
First	765	71.07
Total	765	71.07

Lease Details

Rent:	£11,500 per annum
Term:	5 Years
Repairs:	Internal repairing and insuring basis
Insurance:	Tenant to reimburse the landlord

Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Multiplier 2017/2018	Rates Payable
Ground Floor	TBC	0.592681	£TBC

VAT

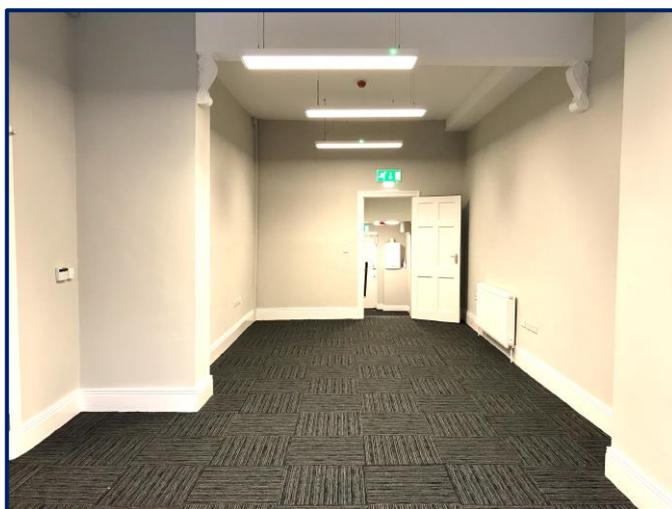
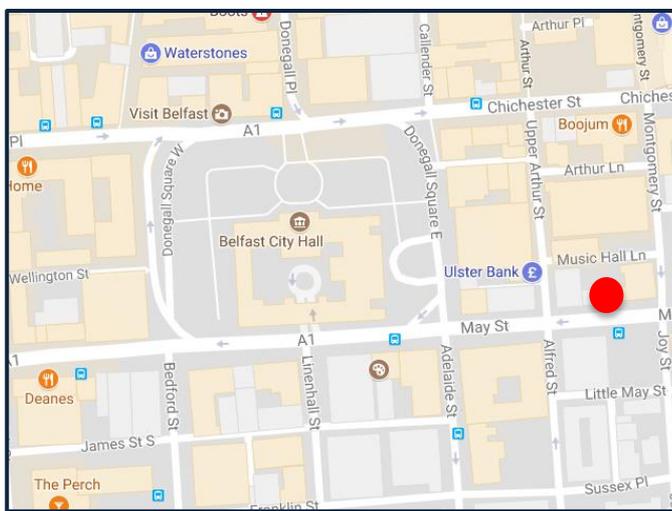
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Services

Interested parties are requested to satisfy themselves on the availability and adequacy of all services

EPC

E107 – certificate available upon request



Inspections

Strictly by prior appointment with the selling agent.

Further Information/Viewings

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