

**TO LET**

**FULLY FURNISHED OFFICE SUITE**

THIRD FLOOR, ALBANY HOUSE, GREAT VICTORIA STREET, BELFAST, BT2 7AF

**Campbell**  
Commercial

**028 9024 9024**



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### LOCATION

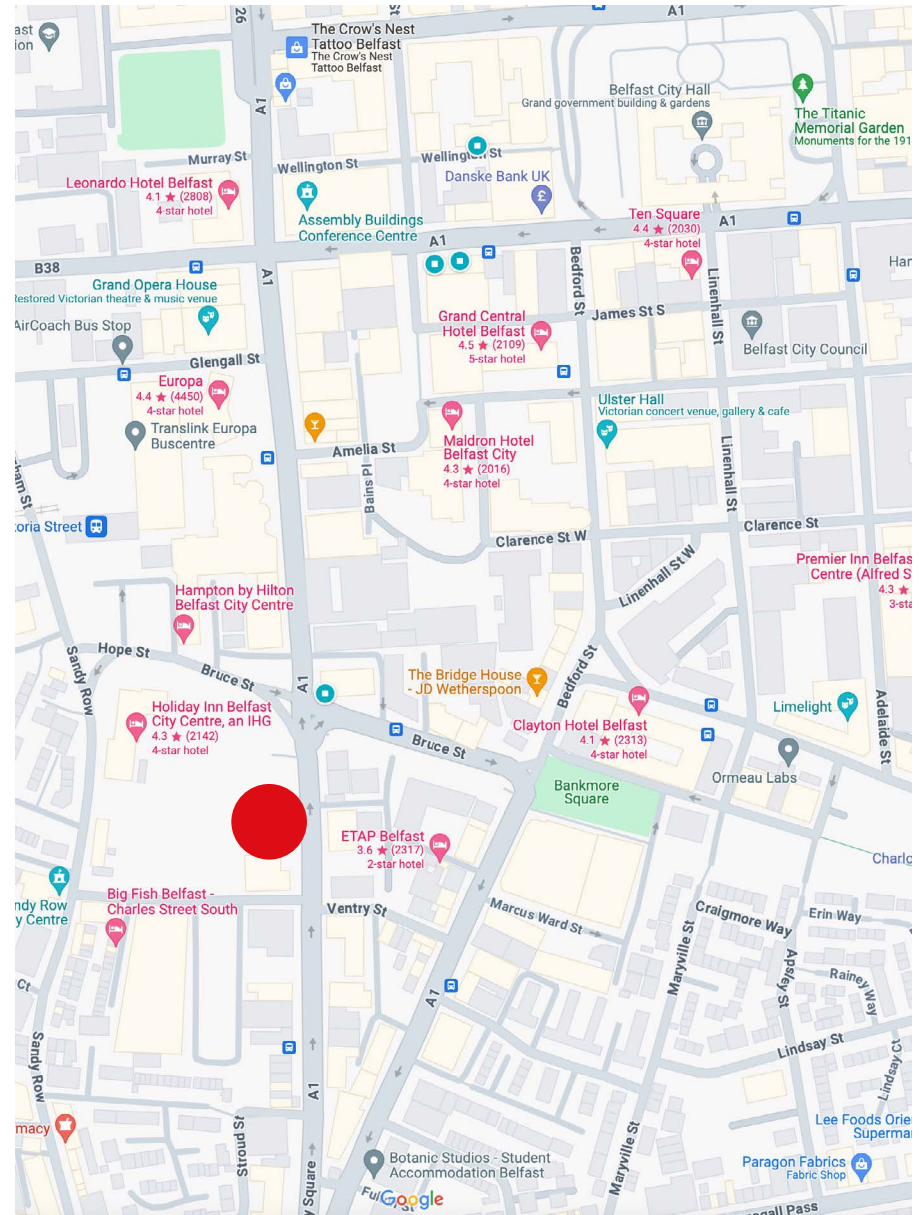
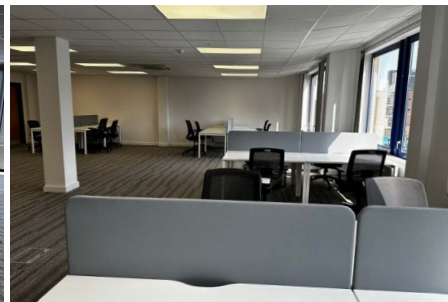
Albany House is a prominent office property situated on Great Victoria Street and is served by excellent transport links including M1/M2/M3, Westlink and the City Centre routes, all of which are easily accessible. Within walking distance are the City Centre and soon to be the new Weavers Cross Belfast Transport Hub.

### DESCRIPTION

These recently refurbished offices both comprise plastered and painted walls, new carpeted floors with floor boxes, LED lighting and also include kitchen stations fitted with fridge, dishwasher and microwaves. WC facilities are available on each floor of the building and all offices have lift access.

Fully furnished with seating for 36 people.

Other occupiers within Albany House include India Gate Victim Support NI and General Teaching Council



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### ACCOMMODATION

The office suites provide the following approximate areas:

| Description  | Sq Ft        | Sq M       |
|--------------|--------------|------------|
| Office 1     | 1,433        | 227        |
| Meeting Room | 227          | 21         |
| <b>Total</b> | <b>1,660</b> | <b>248</b> |
| Office 2     | 1,025        | 95         |
| <b>Total</b> | <b>1,025</b> | <b>95</b>  |

### NAV

According to Land & Property Services the NAV's of the available offices suites are below, applying the rate poundage the payable rates are:

|          | NAV     | Payable |
|----------|---------|---------|
| Office 1 | £17,900 | £10,728 |
| Office 2 | £12,800 | £7,671  |

### LEASE DETAILS

- Rent: Office 1: £15,500 per annum exclusive.  
Office 2: £11,000 per annum exclusive.
- Term: Negotiable.
- Repairs: Full repairing and insuring by way of Service Charge recovery.
- Service Charge: The cost is a fair and reasonable proportion to cover the common costs associated with the building including insurance, heating, external repair, maintenance, management etc.

### VAT

Prices, outgoings and rent do not include VAT which may be chargeable.





For viewing appointments please contact:

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**Campbell Commercial**

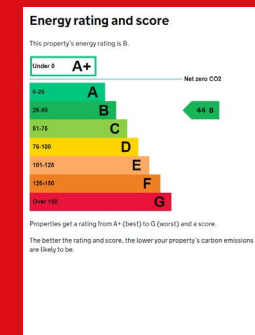
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## EPC



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Cairns. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.