

# TO LET

## SUPERB OFFICE SUITE



**SUITE 74, VICTORIA PLACE**  
**20 WELLWOOD STREET**  
**BELFAST**

**Campbell**  
Commercial **Cairns**

**028 9024 9024**

1,131 SQ FT 105.07 SQ M

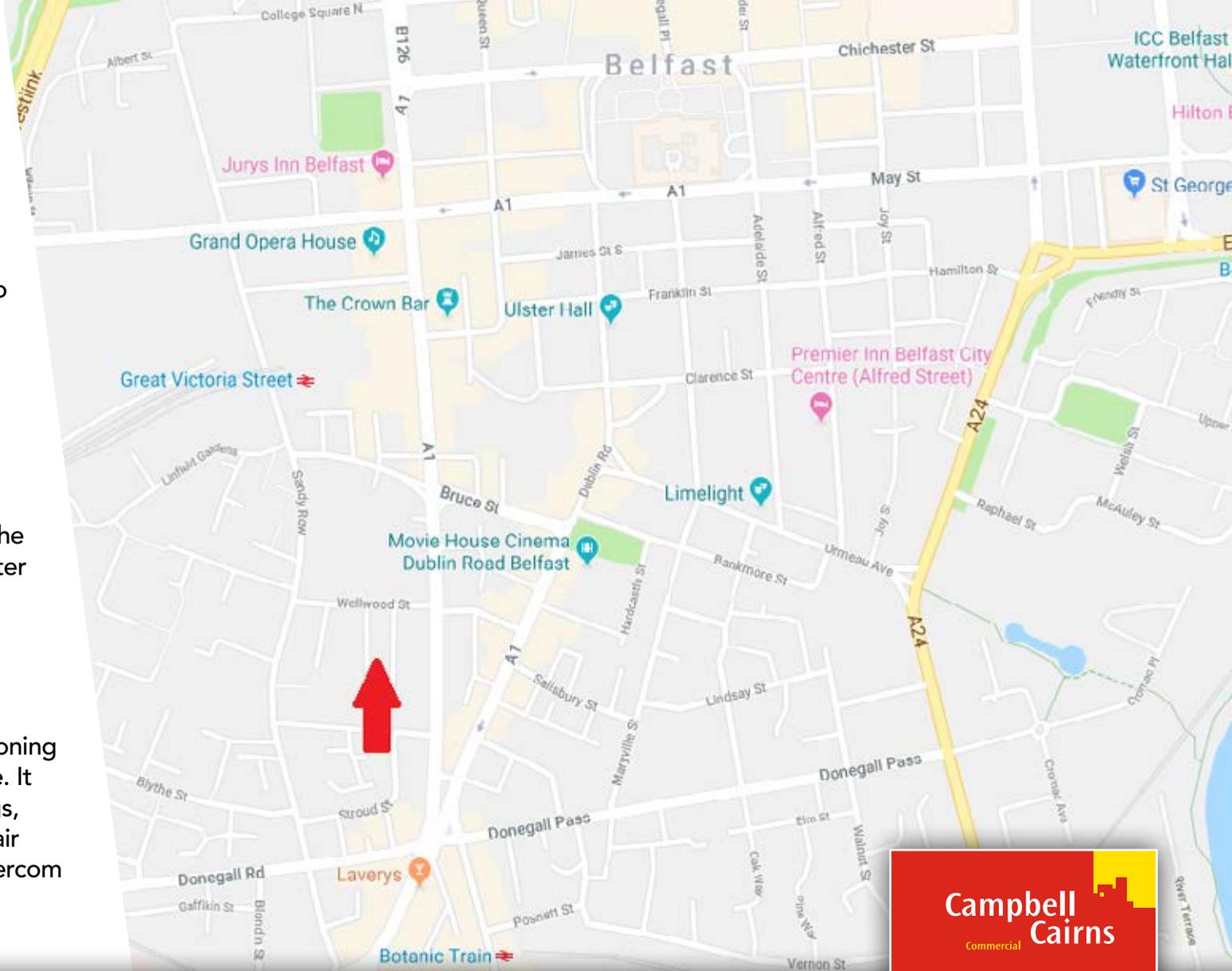
## LOCATION

Victoria Place offers a vibrant and contemporary Belfast City Centre address designed for business. This property is located off Great Victoria Street on Wellwood Street in the City Centre, close to Belfast's principal shopping areas, business districts and key bus and rail stations.

Great Victoria Street provides an attractive mix of office, retail, coffee shops, bars and restaurants. Retailers represented on Great Victoria Street include Fratelli, Caffé Nero and the National Trust owned Crown Bar. The Europa Hotel, Grand Opera House and Ulster Museum are all within walking distance.

## DESCRIPTION

The open plan office suite with glass partitioning is located on the 10th floor of Victoria Place. It is well finished to include suspended ceilings, raised accessed carpet covered floors and air conditioning. The office is fitted with an intercom from the main entrance door.



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## SPECIFICATION

- Contemporary specification throughout
- Feature Double Height Entrance Lobby
- Commanding views over City
- Secure access system
- Feature Glazed Areas
- 2 No. Passenger Lifts
- Gas fired central heating
- Private Gym for Occupants
- 1 space in a secured car park  
(extra spaces are available through a separate licence)

## ACCOMMODATION

10th Floor 1,131 sq ft 105.07 sq m

## LEASE DETAILS

Term	By negotiation.
Rent	£17,500 per annum exclusive.
Service Charge	A service charge will be levied to cover common costs within the building.

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## NAV

We have been advised by Land & Property Services that the rateable value of the property (10th Floor) is £9,150.  
Rate in the £ 2019/2020 - £0.614135.

Therefore rates payable are approximately £5619.33.

\*This property may be eligible for small business rate relief of up to 20%\*

## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

## EPC

D89



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