

TO LET

REFURBISHED CITY CENTRE OFFICE ACCOMMODATION

DOWNSHIRE HOUSE

**DOWNSHIRE HOUSE,
DOWNSHIRE PLACE, BELFAST**

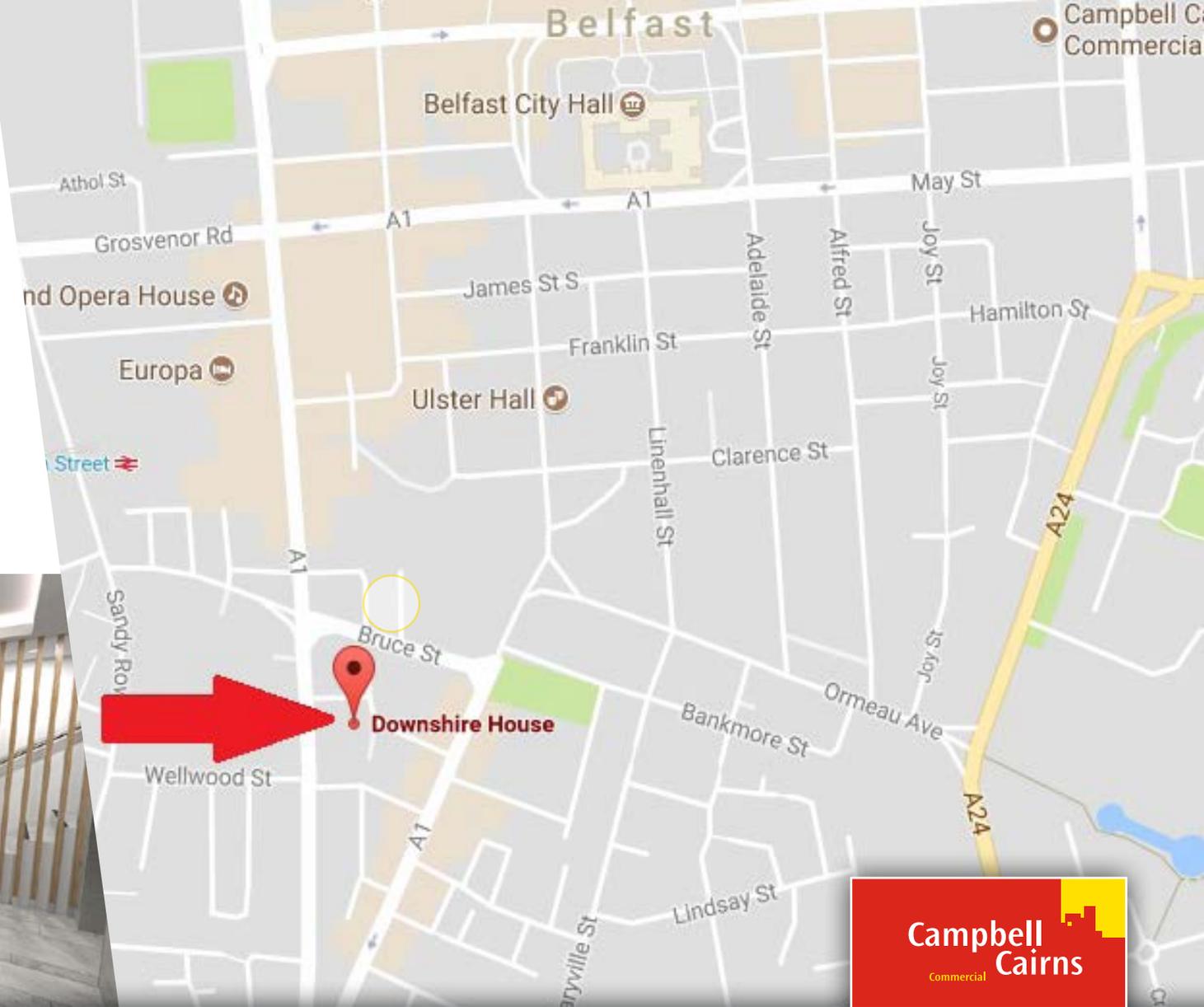
C.2,220SQ.FT

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Downshire House is a prominent office property situated off Great Victoria Street and is served by excellent transport links including the M1/M2/M3, Westlink and City Centre routes, which are all easily accessible. Within walking distance is the City Hall, Europa Bus Centre and Great Victoria Street Train Station. This property benefits from the availability of on street, public and private car parking nearby. Within 15 metres of the front door there is the Little Victoria Street public car park benefiting from approximately 80 spaces.



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DESCRIPTION

Downshire House provides a high quality office environment following a complete refurbishment of the office suite and common areas. The open plan layout has increased the natural lighting of the office. The office suite has been refurbished to include raised access flooring, new suspended ceilings with LED modular light panels, carpet covered floors, freshly painted walls, gas fired central heating and WC facilities.

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ACCOMMODATION

The following approximate net internal areas have been calculated in accordance with RICS Code of Measuring Practice

Ground Floor

2,220 sq ft 206 sq m

NAV

Estimates available upon request.

LEASE DETAILS

Term: Negotiable.

Rent: £11.50 per sq ft per annum exclusive.

Repairs: Tenant responsible for internal repairs.

Service Charge: Tenant to contribute a fair proportion towards common costs and external repairs.

Insurance: Tenant to reimburse the landlord with a fair proportion of cost for buildings insurance.

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

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

EPC



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