

TO LET

State Buildings, 16-22 Arthur Street,
Belfast

**NOW REFURBISHED AND
IMMEDIATELY AVAILABLE**



Modern refurbished office accommodation

Property Highlights

- Excellent City Centre office suites
- Recently refurbished to a high standard
- Grade A specification
- Immediately available

For more information, please contact:

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Location

This landmark building occupies a superb and prominent corner position with extensive frontages to Arthur Street and Arthur Place.

Arthur Street has been rejuvenated over the years with the advent of Café Society and upmarket retailers attracted to the newly refurbished street scape.

The location is ideal for a range of professional occupiers due to its close proximity to the Law Courts and City Hall whilst being nestled between Victoria Square and Royal Avenue being the main shopping/commercial hubs within the City now.

Accommodation

The available office accommodation has been fully refurbished and is arranged over second, third and fourth floors with a new attractive entrance foyer on Arthur Place.

Finishes include:

- Plastered and painted walls
- Carpeted floors
- Suspended ceilings
- Raised access flooring
- Recessed LED lighting
- Fully air conditioned floors
- Newly refurbished toilet accommodation

Description	Sq Ft	Sq M
Ground floor reception area	215	20
Second floor	4,338	403
Third floor	4,338	403
Fourth floor UNDER OFFER	4,176	388
Total	13,067	1,214

Lease Details

Term	Negotiable
Rent	£16.00 per sq ft
Rent Reviews	5 yearly upward only rent reviews
Insurance	Tenants will be responsible for a fair proportion of the insurance premium of the building
Service Charge	A service charge will be levied to cover the costs of maintenance, cleaning and heating of common areas, external repairs and managing agents fees

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NAV

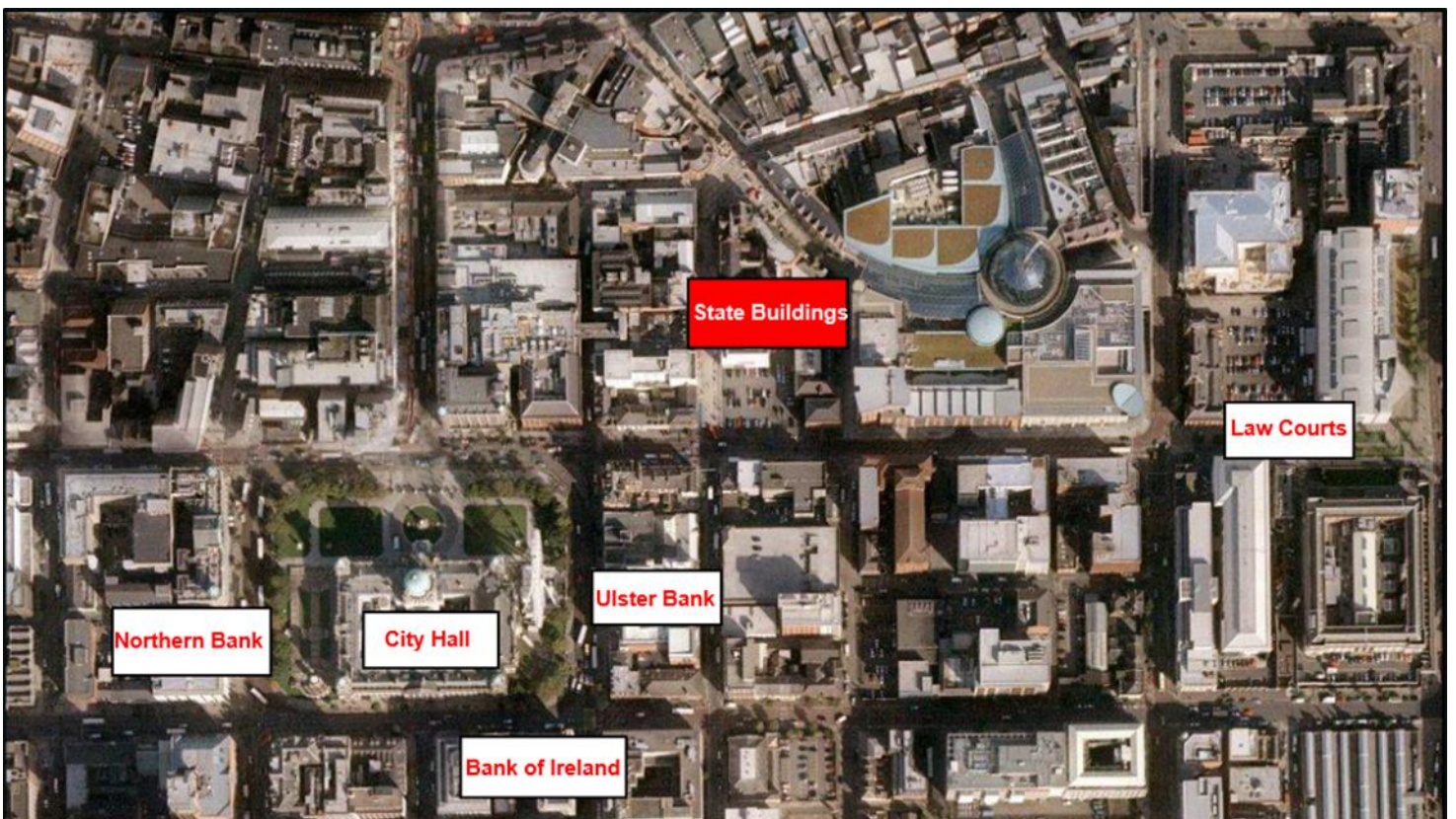
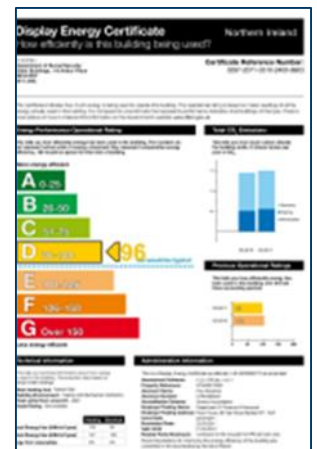
To be re-assessed.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

The EPC rating of this property is 96.



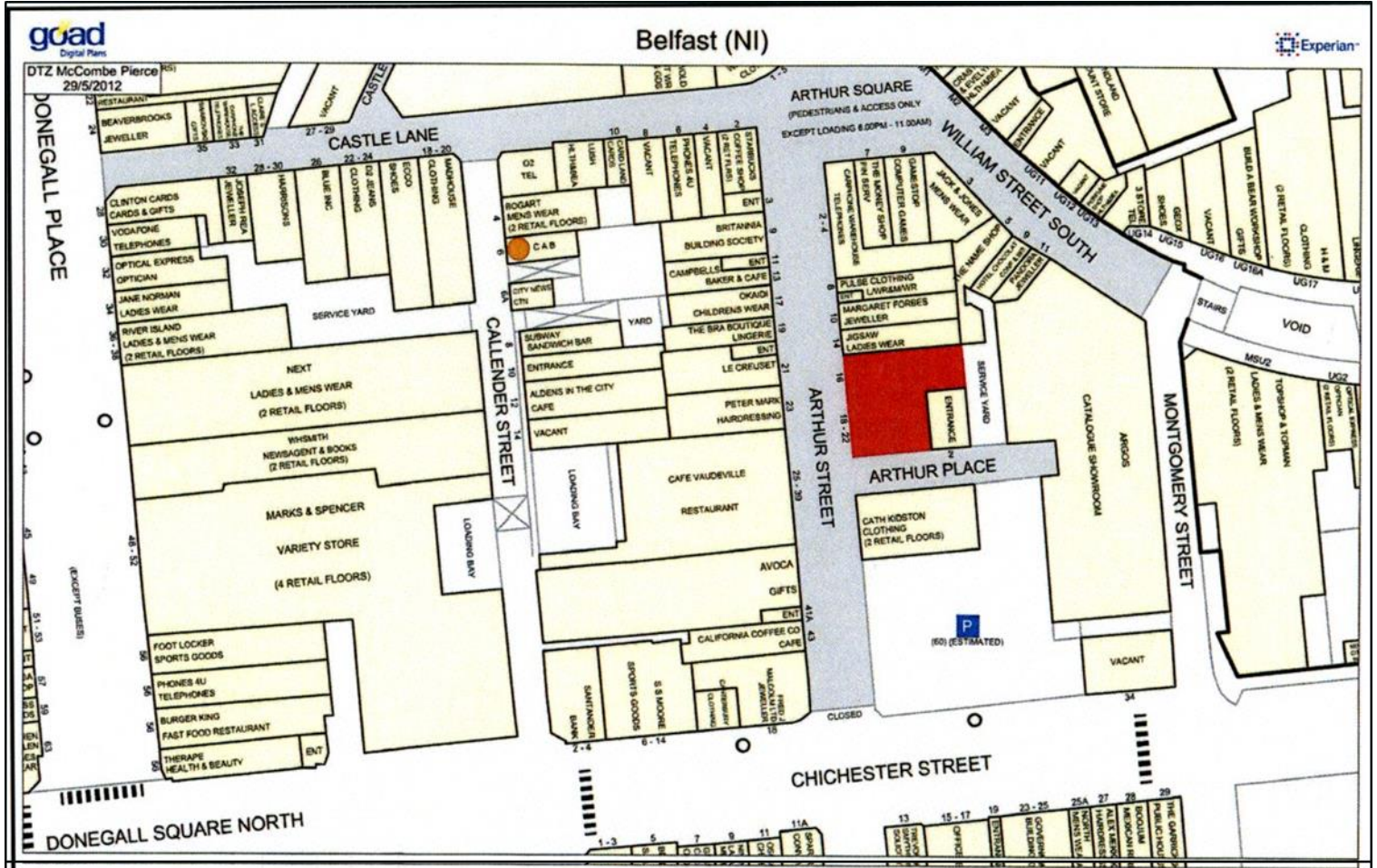


CUSHMAN & WAKEFIELD

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