



**2nd FLOOR
3-5 COMMERCIAL COURT
BELFAST BT1 2NB**

£30,000 pa + VAT

AREA 233.96 m2 (2518 ft2) Approx.

Superb office space in the heart of the Cathedral Quarter in Belfast City Centre. The area has flourished over the past decade becoming the cultural and artistic heart of the city.

Nearby businesses include Hadski's, Duke of York. St. Annes Square, the MAC Arts Centre and the new University of Ulster Campus are in close proximity.

The accommodation is ready for immediate occupation and benefits from the recent installation of a gas heating system.

31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



SPECIFICATION:

Finishes include Suspended Ceilings, raised floors (currently covered in wooden laminate flooring), plastered walls, gas central heating and double glazed window units throughout. All floors serviced by a 5 person lift.

LOCATION:

The property is situated on Commercial Court, which runs between Donegall Street and Hill Street in the heart of Belfast's thriving Cathedral Quarter.

ACCOMMODATION

Offices

226.86 m² (2441.92 Sq ft) approx
Currently subdivided by means of stud walls into smaller units

Kitchen

7.10 m² (76.42 Sq ft) approx

Toilets

Separate male, female and disabled toilets

LEASE DETAILS

AVAILABILITY

Immediately

TERM

By negotiation subject to five yearly rent reviews

RENT

£30,000 per annum plus VAT and rates

SERVICE CHARGE

Charge will cover items such as lift maintenance, a share of the building insurance premium and external repairs. Details can be supplied on request.

NAV

We are verbally advised by the Valuation and Lands Agency that the NAV of the property is as follows:

Offices 2nd Floor: £17,300

The rate in the £ 2016/2017 is 0.5826
Rates payable based on the above figures would be £10,078.98 per annum approximately.

VAT

Will be charged on rent and outgoings

REPAIRS

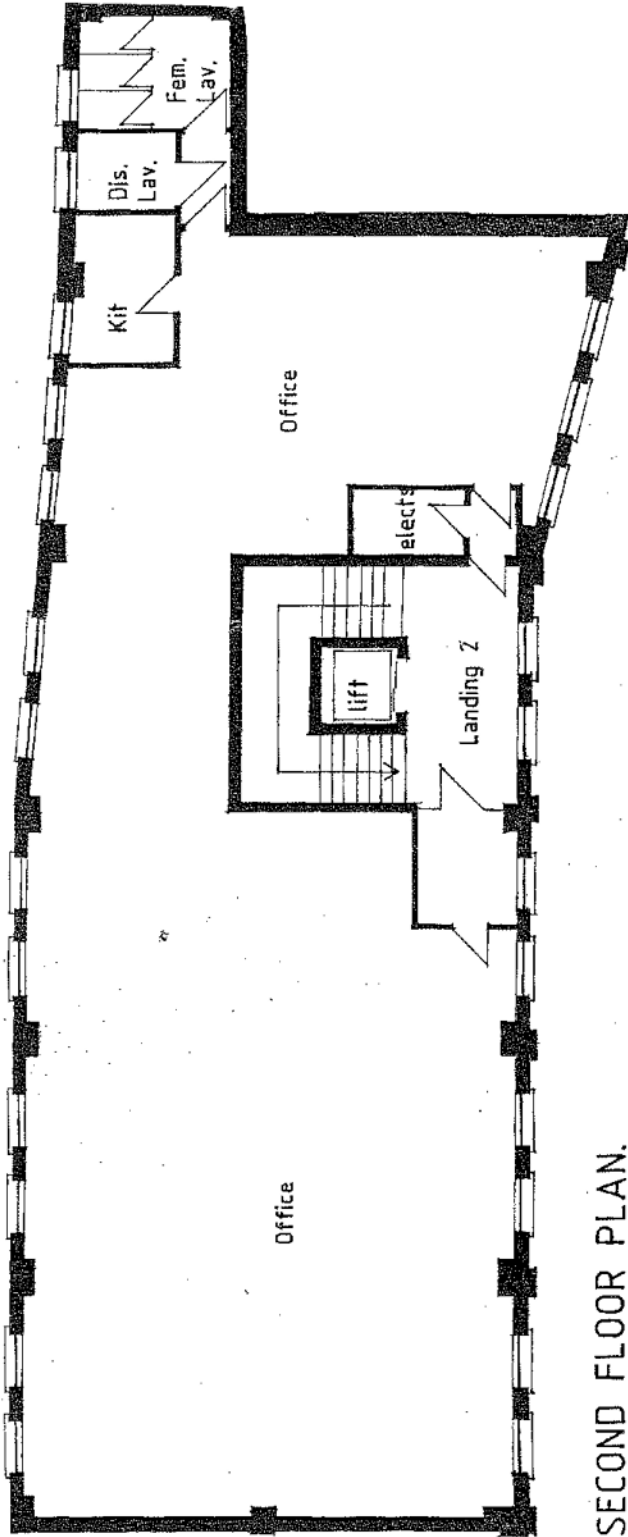
The tenant will be responsible for all repairs.

SECURITY

Buzzer door security system and electric shutter

VIEWING

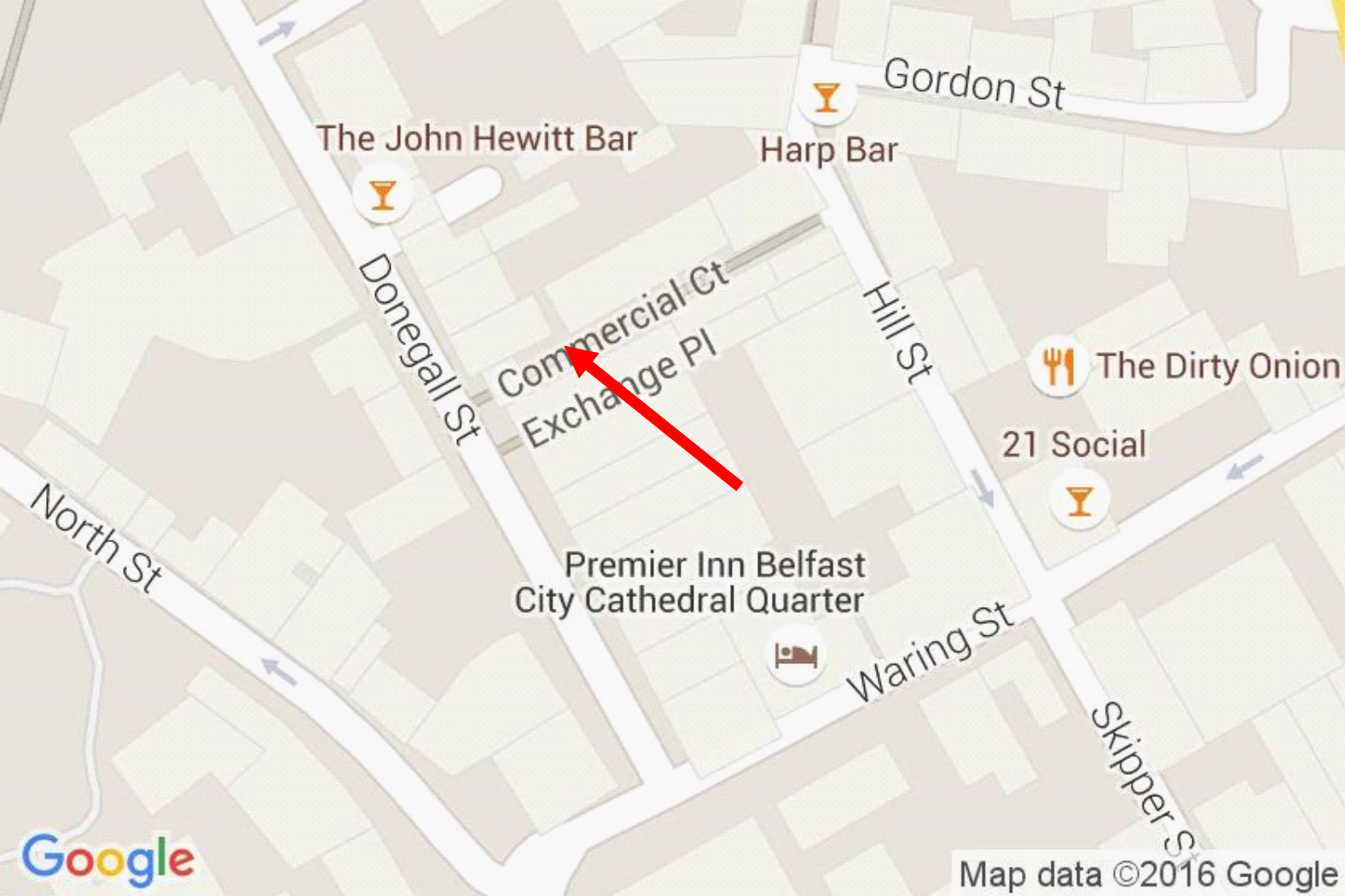
Strictly by appointment with Macfarlane & Smyth. For further details please contact David Smyth or Andrew Smyth.



SECOND FLOOR PLAN.

3-5 Commercial Court

Plan for indicative purposes only and there may now be internal stud walls not shown here.



Energy Performance Certificate

Northern Ireland

Non-Domestic Building

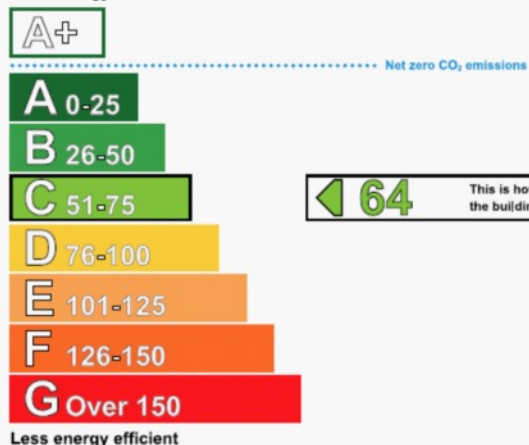
2ND FLOOR OFFICES
3 Commercial Court
BELFAST
BT1 2NB

Certificate Reference Number:
9920-9967-0326-6571-4034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient



◀ 64 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	259
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	53.67
Primary energy use (kWh/m ² per year):	291.06

Benchmarks

Buildings similar to this one could have rating as follows:

22	If newly built
60	If typical of the existing stock

AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.