



FOR SALE/
TO LET

4TH FLOOR LESLEY SUITES, 2-12 MONTGOMERY STREET, BELFAST, BT1 4NX
Prime City Centre office c. 2,034 sq ft.

Lisney

Features

- Prime City Centre location 0.5 km from Belfast City Hall.
- 4th floor office suite of c. 2,034 sq ft.
- Modern Office Building with excellent profile.
- Fully fitted kitchen.
- Passenger lift.

Location

The subject premises are situated on Montgomery Street, a prime city centre location approximately 0.5 km from Belfast City Hall. The unit benefits from excellent public transport links with Glider and bus services being readily accessible, whilst the main transport hubs are a short walk away.

The area has seen significant development recently with the construction of the c. 110,000 sq ft HMRC headquarters, as well as 36 no. apartments known as The FX Building which is located next door.

There are numerous public car parks within close proximity including 800 spaces at Victoria Square and 472 spaces at the adjacent Montgomery Street Multi-Storey.



Description

Lesley suites is a purpose built office building constructed in the early 2000's and provides ground floor retail space together with 7 upper floor office suites.

The subject suite is situated on the 4th floor and comprises a mix of open plan accommodation with separate meeting rooms, reception/ waiting area, kitchen, server room and two separate WC's (one of which is for disabled access).

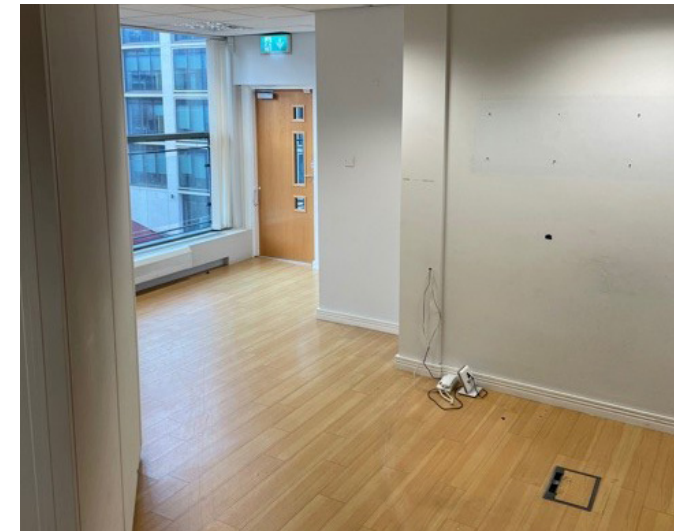
- Suspended ceilings with recessed fluorescent lighting.
- Perimeter and Floor trunking.
- Fitted Kitchen.
- Disabled WC.
- Intercom System.
- Passenger Lift (10 person capacity).

Accommodation

Description	Size Sq m
Main Office	101.5
Meeting Room 1	15.7
Meeting Room 2	14.3
Server	5.75
Post room	7.7
Reception	21
Kitchen	14.5
Toilets	8.9
Total	189 sq m / 2,034 sqft



Gallery





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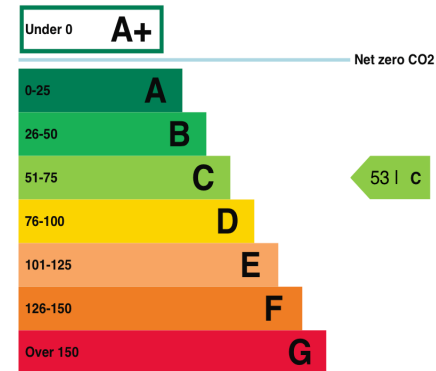
Service Charge

To be confirmed.

EPC

The property has an Energy Efficiency rating of C53. The full Certificate can be made available upon request.

This property's current energy rating is C.



Terms

Rent and Terms on application.

Price

Price on application.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value	£25,700
Payable	£14,161.86

VAT

VAT (if applicable) will be the responsibility of the tenant.

Contact

Strictly by appointment with the sole Selling/Letting agent. For further information please contact:

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Further information is available at www.lisney.com