



Osborne  
King

106 UNIVERSITY STREET, BELFAST, BT7 1EU  
NEW **GRADE A** OFFICE ACCOMMODATION

PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

FLOOR PLAN

CONTACT

NEW GRADE A OFFICE ACCOMMODATION  
c. 1,973 – 5,919 SQ FT (183.3 – 550 SQ M)

TO LET



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028 9027 0000

NEXT

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## Location

The property is located on University Street near the Ormeau Road junction, whilst the amenities of Botanic Avenue and Belfast city centre can be reached within 4 & 10 minutes walking respectively.

The offices form part of the newly refurbished Audit Office building, with tenant dedicated access via a private street between the subject and Holiday Inn Express.

The surrounding area comprises a mix of both commercial and residential properties, with the street recently seeing a significant amount of investment via redevelopment and refurbishment projects. Nearby occupiers include, Queen's University, Special Olympics Ulster, Pharmaceutical Society and a range of professional service practices.



## Description

The building consists of a three storey office, occupied in part by the Audit Office. The remainder provides three open plan office suites, with male, female and disabled WC's located in each floor. All floors benefit from lift access. On site car parking is available, further information on request.

The offices are newly fitted to a Grade A specification, to include:

- Suspended ceilings
- Raised access flooring
- Full air conditioning
- Key fob access and security system
- Excellent natural light throughout

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Description	Sq Ft	Sq M
First Floor	1,973	183.3
Second Floor	1,973	183.3
Third Floor	1,973	183.3

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### Lease Details

Rent: £15 per sq ft exc  
Term: Negotiable  
Service Charge: TBC  
Repairs: Full repairing and insuring via Service Charge

### Rates

The offices will be assessed for non-domestic rating upon completion. Estimated figures are available upon application.

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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**Example Floor Plan**

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EPC

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
151-175	G

AWAITING EPC CERTIFICATE

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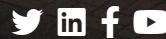
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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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