



To Let Office Premises (c.1184 sq ft)

Imperial Buildings, 72 High Street, Belfast BT1 2BE

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**FRAZER
KIDD**

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Summary

- Excellent opportunity to occupy office suite within this striking 4 storey office building in Belfast City Centre.
- Flexible lease terms available.

Location

Imperial Buildings are located within Belfast City Centre on High Street.

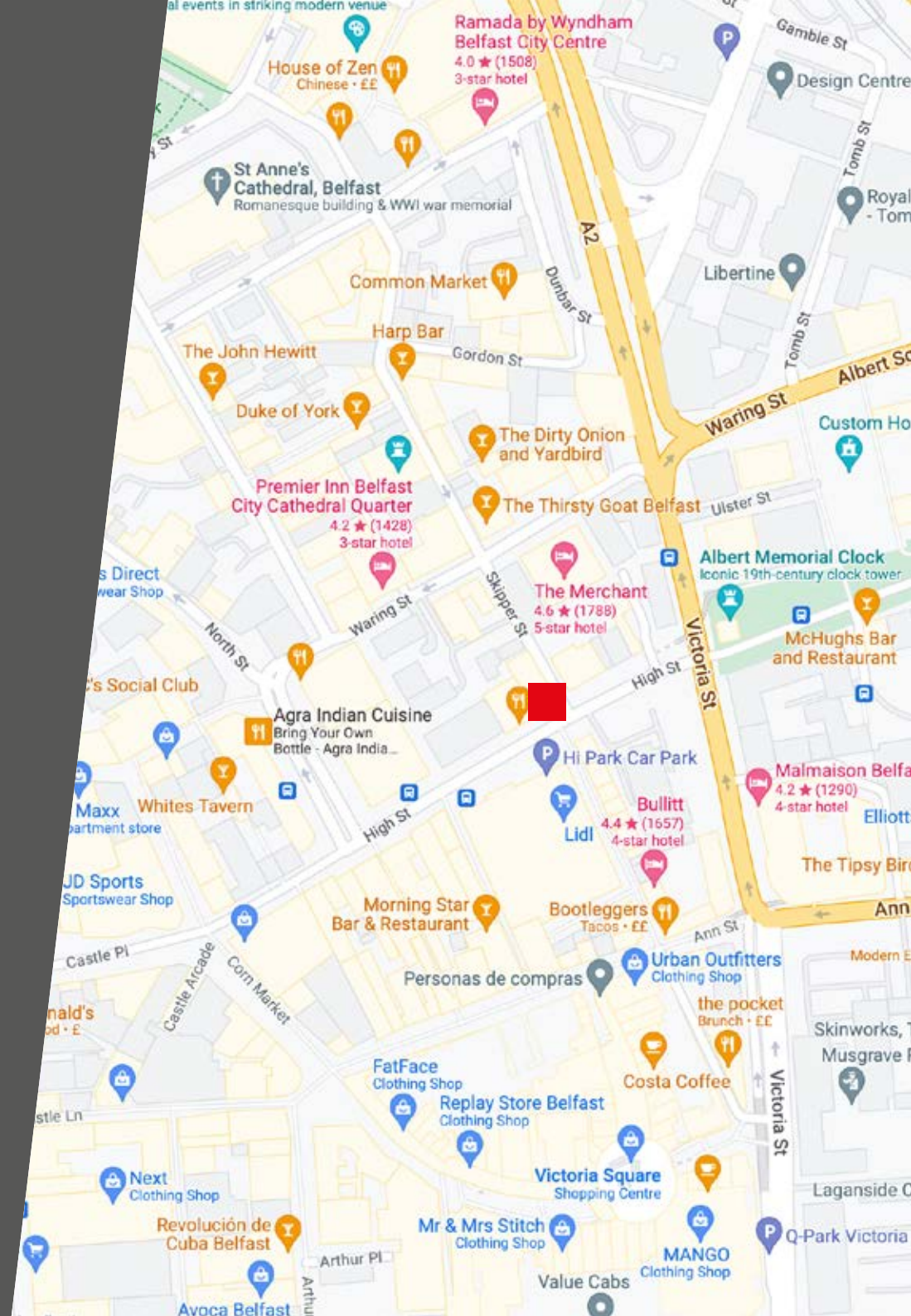
The property is highly accessible with easy access to the M1/M2/M3 and with numerous public car parks within walking distance.

The office is also accessible by public transport with a number of bus stops within a few minutes' walk and Lanyon Train Station being just a ten minute walk.

Titanic Quarter and Cathedral Quarter are all within walking distance.

Internally, the office suite is provided with the following:

- 24 hour access for tenants
- Passenger lift
- Generous allocation of power and data points
- Unfurnished accommodation with carpet/parquet flooring, plastered and painted walls, fluorescent lighting



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Lease

Flexible lease terms available.

Accommodation

Floor	Area (Sq Ft)	Rent PA	Service Charge	Rates
First Floor Office	1,184	£10,000pa	£7,476pa	TBC

Service Charge

Tenants are responsible for a fair proportion of the costs incurred in respect of providing building insurance, external repairs, heating, security, cleaning, electricity of common areas and maintenance of the common areas including the passenger lift and fire alarm.

VAT

All figures quoted are exclusive of VAT which may be payable thereon.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

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