

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

**MAGNIFICENT  
PENTHOUSE OFFICE  
SUITE**

**SUITE 77 VICTORIA PLACE  
20 WELLWOOD STREET  
BELFAST  
BT12 5GE**



## CONTACT:

Michael Hopkins  
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**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

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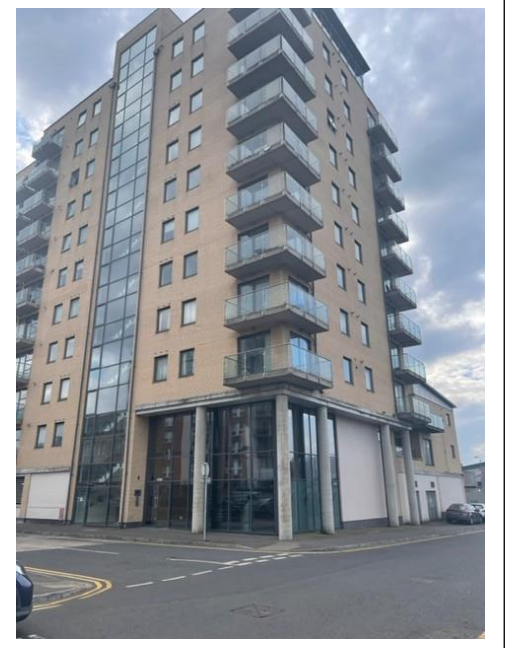
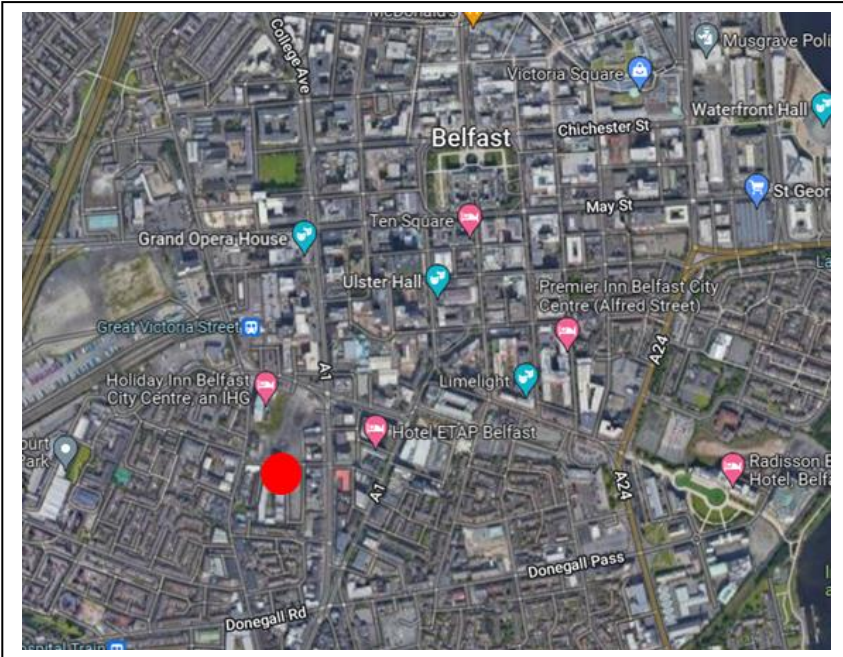
- Victoria Place is a mixed residential and commercial development just off Great Victoria Street in Belfast City Centre, in a highly accessible location to Belfast's motorway network and Belfast's C.B.D.
- This superb penthouse office suite is finished to a very high standard and enjoys panoramic views over Belfast City Centre.
- Secure on site car parking included and ample on street car parking.
- Ready for immediate occupation.
- Finishes include strip wooden flooring, carpet, concealed lighting, heating, kitchen & shower facilities.
- Use of on site gym included in Tenancy.

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## MAGNIFICANT PENTHOUSE OFFICE SUITE Suite 77 Victoria Place, 20 Wellwood Street, Belfast



### LEASE DETAILS

**Term:**  
5 years or multiples thereof.

**Rent:**  
£16,750 per annum.

**Repairs:**  
Internal repairing and a service charge will be levied to cover external repairs and insurance. Service charge estimated at £1,474 plus VAT, per annum.

**VAT**  
All prices, outgoings and rentals are exclusive of, but will be liable to Value Added Tax.

### VIEWING

By appointment with McKibbin.

Contact: Michael Hopkins  
Tel: 02890 500100  
Email: mph@mckibbin.co.uk

### ACCOMMODATION

**Floor Area** c. 1,135 sq ft

Comprising large general office and 2 no. private offices

Kitchen

WC & shower facilities

1 no. secure car parking space at ground floor garage.  
(Additional annual car parking available in the adjoining site).

### RATES INFORMATION

NAV £9,450  
Rate in £ 2021/22 = 0.543147  
Rates payable 21/22 = £4,106

(inc 20% Small Business Rates Relief)

### EPC

