



To Let

Index House 61 Fountain Street, Belfast

Prime High Specification Office Space 3,270sq. ft.

tdk commercial
property
consultants

028 9024 7111
www.tdkproperty.com

- **Excellent City Centre office accommodation**
- **Views over Belfast City Hall**
- **On site car parking spaces available under separate licence**

LOCATION

The property is located in the heart of Belfast's Central Business District providing high specification flexible office accommodation.

The property is located on Fountain Street approximately 50m from Belfast City Hall. It is easily accessible by road and is within walking distance of the main rail and bus terminals at Glengall Street and Great Victoria Street.

The ground floor is occupied by Tim Hortons, Bob and Berts and Taboo doughnuts.

Nearby occupiers include A&L Goodbody, Royal British Legion, Halifax, Danske Bank and HM Revenue and Customs.

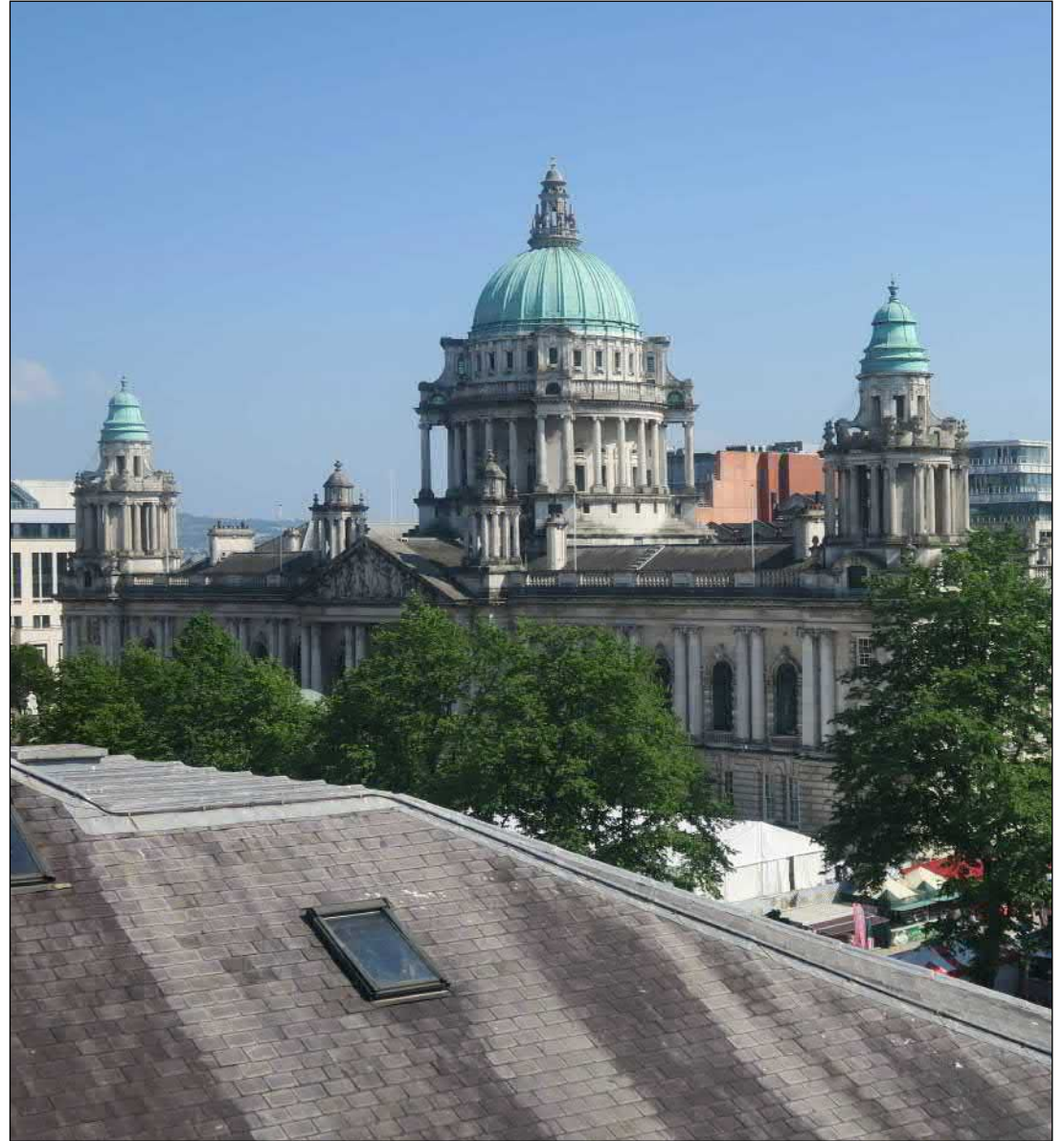
DESCRIPTION

The common areas of the building are finished to a high standard to include ground floor reception area, two high speed passenger lifts and fully fitted WC's on each floor.

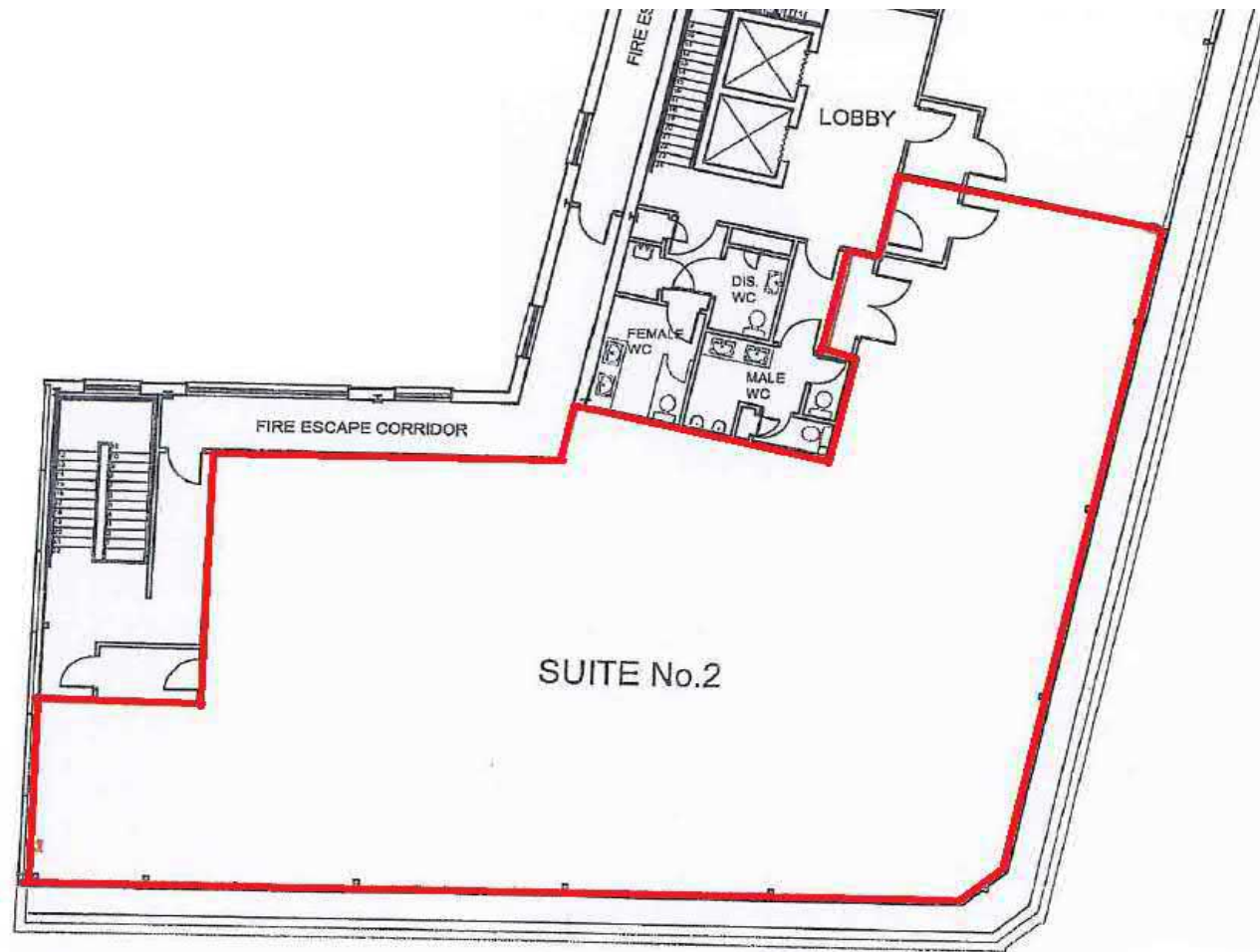
The units specification includes

- Raised access flooring
- Suspended ceiling with recessed lighting
- CAT 5 cabling
- Heating/Cooling air conditioning
- Carpeted floors and painted walls

A car park is located at the rear of the building with spaces available by way of separate licences.



5th Floor Suite 2 - 3,270 Sq. Ft. (304 Sq. M)



RATES

NAV	Rate in £	Rates Payable
£35,100	0.538166	£18,890

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LEASE DETAILS

TERM: 10 year lease
RENT: Upon Application
RENT REVIEW: Year 5 on an upward only basis
REPAIRS: Effectively full repairing and insuring
SERVICE CHARGE: Estimated to be £3.72 psf exclusive
INSURANCE: Estimated to be £1,487 exclusive

VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

EPC

C - 74



FURTHER INFORMATION

Strictly by prior appointment with agents:

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