

tdk | Property

tdkproperty.com 028 9024 7111

**Fully fitted, plug
and play, 46 desks**



6th Floor Office
4,580 sq. ft

Capital House,
Upper Queen Street,
34 Wellington Place,
Belfast BT16FB

TO LET

PROPERTY SUMMARY

- Fully fitted – Plug + Play, Grade A Office Space
- Located in the heart of Belfast
- Public transport route
- 4,580 Sq. ft
- 46 Desks

LOCATION

Capital House is a Landmark building 1 block away from City Hall. Upper Queen Street is a busy thoroughfare linking Great Victoria Street/ Howard Street with Wellington Place benefiting from a high level of pedestrian and vehicular traffic, Adjacent to the Merchant Square (PWC HQ building).

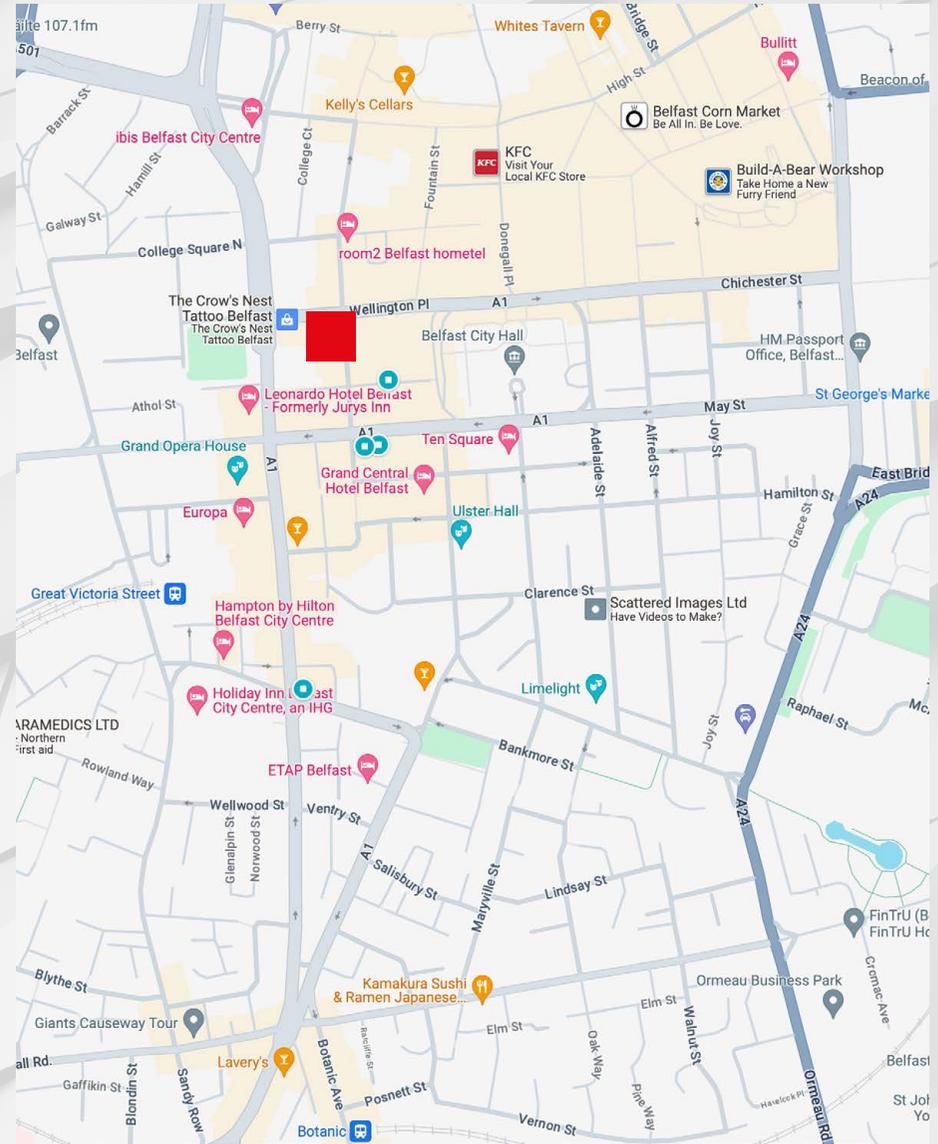
The subject unit is located at a highly prominent position on the corner of Wellington Place and Upper Queen Street with nearby occupiers including PWC, Costa Coffee, R.B.A.I., Matchetts Music, Ground Coffee, Edo and Tim Hortons.

DESCRIPTION

The suite, which is on the 6th floor, has an open layout with separate offices/ board rooms, a store, a kitchen, and a bathroom with shower facilities. It has lots of natural light and is finished with painted walls, carpet/linoleum flooring, and suspended ceilings with recessed lighting.

It comes furnished with 46 office desks and chairs, with plug and play capabilities.

The property also benefits from an on-site parking lot, accessible with a separate license agreement.



ACCOMMODATION

Description	Sq Ft	Sq M
6th Floor Office	4,580	450
Office Desks & Chairs	46	
Meeting room 1	12 chairs	
Meeting room 2	8 chairs	
Meeting room 1	6 chairs	
Meeting room 4	4 chairs	
Meeting room 5	3 chairs	
Break out space		

LEASE DETAILS

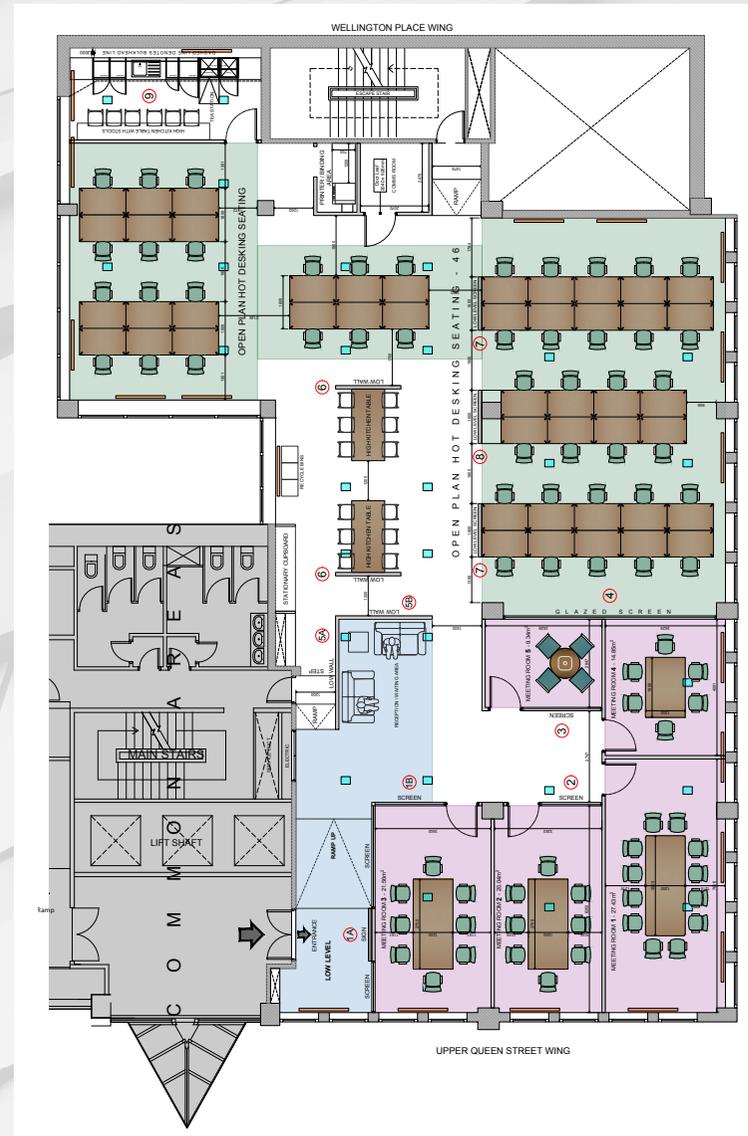
Term:	Minimum 3 Years
Rent:	O.I.R.O. £68,700 per annum.
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at c. £21,600 pax.
Insurance:	Tenant to pay a proportion of the building's insurance premium. Estimated at c. £1,200 pax.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £ £61,800.00.
Rates payable for 2024/25 of c. £37,040.57.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.





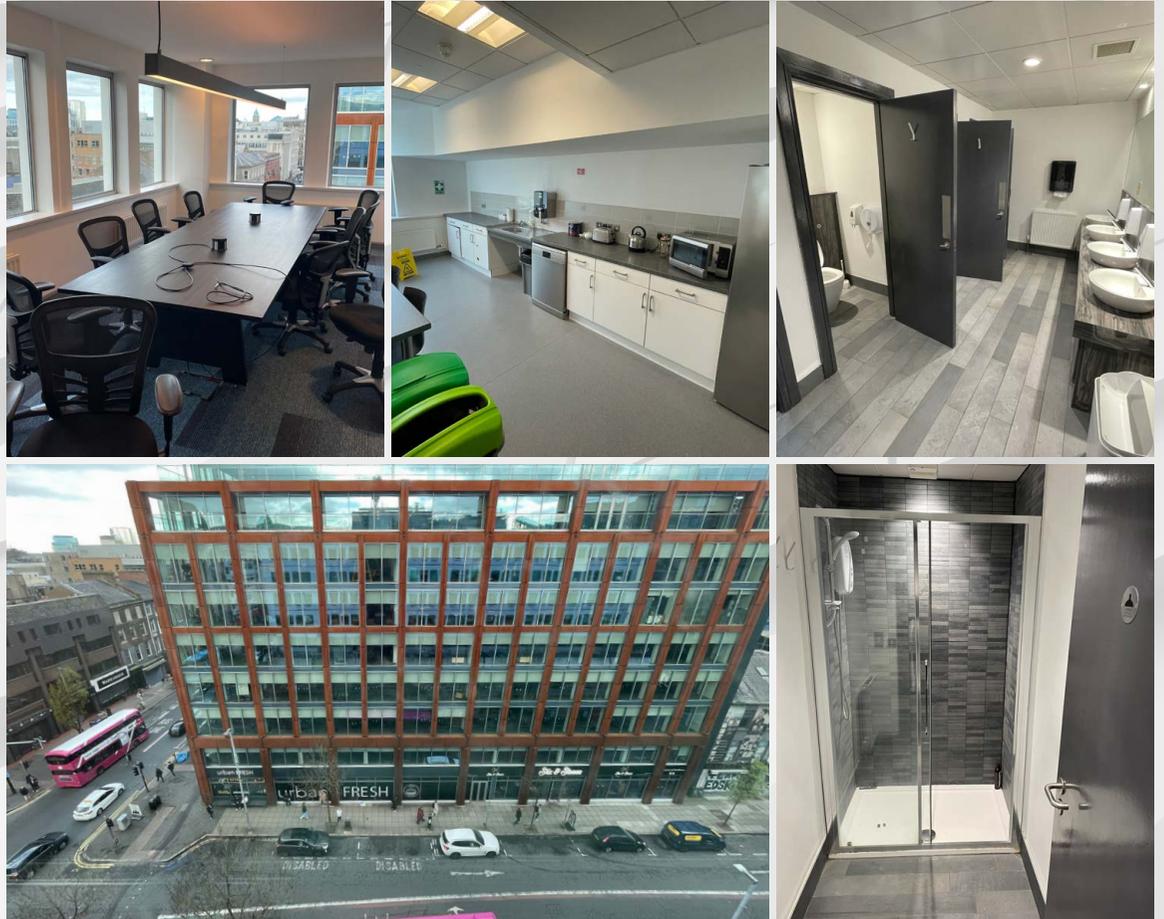
VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond
Tel: 028 9089 4065
Email: stephen.deyermond@tdkproperty.com

Contact: Dovydas Naslenas
Tel: 028 9024 7111
Email: dovydas.naslenas@tdkproperty.com

EPC

The building is currently rated as 57 - C.
A copy of the EPC Certificate can be made available upon request.



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 TDK Commercial Property Consultants LLP. 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.