

**tdk** | Property

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**Fully Fitted Offices  
'Plug and Play'**  
(Capital contribution for redecoration)



**4th Floor - State Buildings**  
3,948 sq. ft Office Space

City Centre Office Suite  
4th Floor State Buildings,  
Arthur St, Belfast BT1 4HG

**TO LET**

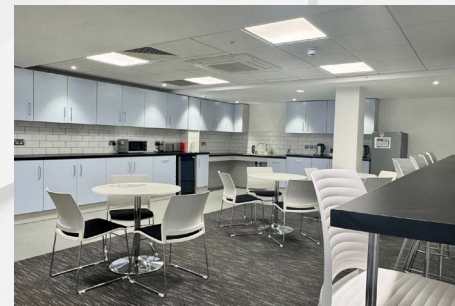
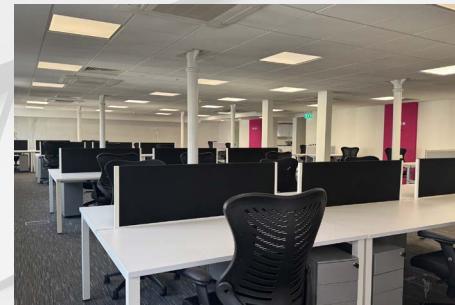


## PROPERTY SUMMARY

- Grade A Office Space.
- Highly Prominent City Centre Location.
- £15/sq. ft.
- Fully fitted
- 40 workstations

## LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment population of approximately 1 million people. The city is one of the main retail centres in the UK and Ireland. The building is in a prime location on Arthur Street, one of Belfast City Centre's busiest pedestrian routes and located adjacent to Victoria Square.





## ACCOMMODATION

(all measurements in sq. ft)

Description	Sq Ft
Fourth Floor	3,948

## LEASE DETAILS

Term	5 Year Lease
Rent	£59,220 (£15/sq. ft)
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.
Insurance	Tenant to pay a proportion of the building's insurance premium.

## RATEABLE VALUE

We are advised by Land & Property Services that this office NAV is rated £30,200.00 and the rates are estimated at £18,923.08 for 2025 - 2026.

## EPC

The building is currently rated as C - 70. A copy of the EPC Certificate can be made available upon request.

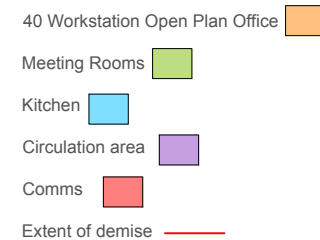
## VAT

All prices are quoted exclusive of VAT which is chargeable.





- Fully fitted offices – ‘plug and go’
- 40 workstations
- 3 small meeting rooms
- 1 board room
- Comms room
- Kitchen/breakout space
- Fully air-conditioned
- Carpeted raised access flooring
- Plastered & painted walls
- Suspended ceilings
- Recessed LED lighting
- Video Intercom access control
- Refurbished WC facilities
- 2 Modern Lifts
- Newly modernized lobby

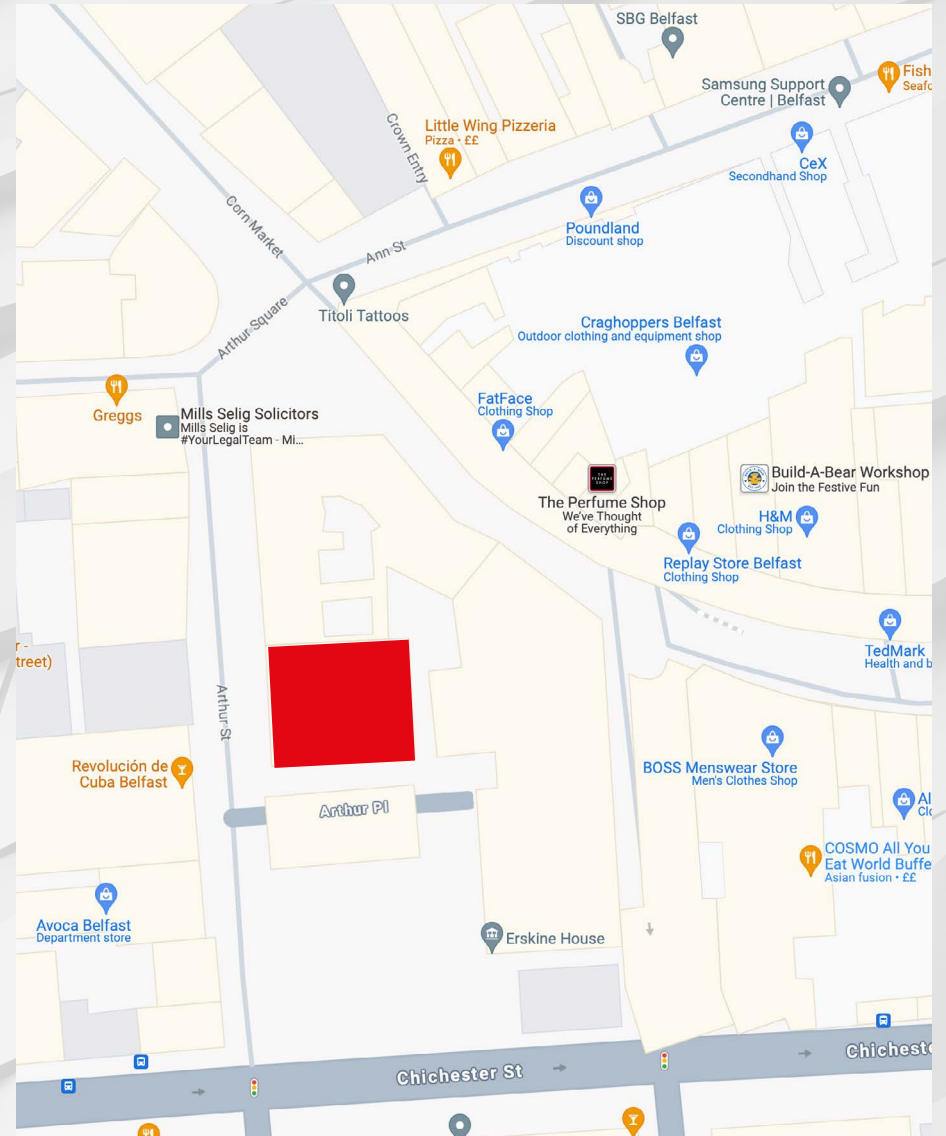


**FOURTH FLOOR STATE BUILDING, 16-22 ARTHUR STREET, BELFAST, BT1 4HG** NIA = 366.8m<sup>2</sup>/ 3948.2sqft



## VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond  
Tel: 028 9089 4065  
Email: [stephen.deyermond@tdkproperty.com](mailto:stephen.deyermond@tdkproperty.com)



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