

TO LET

4th Floor, 65-67 Chichester Street, Belfast BT1 4JD

GRADE A PLUG AND PLAY OFFICE SUITE APPROX. 1,985 SQFT



Commercial Real Estate
From every angle



FEATURES

Prominent city centre location in close proximity to Laganside Courts, Royal Courts of Justice, Waterfront Hall and Victoria Square Shopping Centre

Fully furnished and ready for immediate occupation

Open plan accommodation with reception area, private office, boardroom and staff kitchen

LOCATION

65–67 Chichester Street occupies a prime position in the core of Belfast City Centre's established legal and business district. The property is located in close proximity to the Laganside Courts, Bar Library and directly opposite Victoria Square Shopping Centre, one of the city's principal retail destinations.

Benefitting from a prominent frontage onto Chichester Street, the building is within easy walking distance of Belfast City Hall and the city's main public transport connections. A wide selection of both public and private surface and multi-storey car parking facilities are available nearby, providing convenient access for tenants and visitors alike.

Neighbouring occupiers include Visa, Synechron, Rapid 7, HMRC, Zurich and Arthur Cox.

DESCRIPTION

Arranged at fourth floor, the subject comprises a fully furnished, modern Grade A office, ready for immediate occupation.

The suite benefits from a reception area, open plan office space with 16 workstations (with potential to add a further 6), boardroom, private office, kitchen and breakout area.

The accommodation is finished to an excellent standard to include carpeted flooring, suspended ceiling, raised access floors, air conditioning, fitted kitchen and access control system.



ACCOMMODATION

Description	sqm	sqft
Fourth Floor	184.41	1,985

LEASE DETAILS

Rent

£29,775 per annum, exclusive

Term

By negotiation

Repairs

Equivalent full repairing and insuring terms by way of a service charge

Service Charge

A service charge will be levied to cover external repairs, maintenance and management of common areas. The service charge for the current year is £9,565.

Insurance

Tenant to reimburse the landlord in respect with a fair proportion of the insurance premium.

RATES PAYABLE

NAV:	£27,100
Rates Pounding 2025/26:	0.626592
Rates Payable:	£16,980.64



LOCATION



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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The property has an Energy Efficiency rating of C72. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
Net zero CO ₂ emissions		
0-25	A	
26-50	B	
51-75	C	72C
76-100	D	
101-125	E	
126-150	F	
>150	G	

CUSTOMER DUE DILIGENCE

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REF 25301



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From every angle

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Viewing strictly by appointment with the sole letting agent Ambit CRE

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