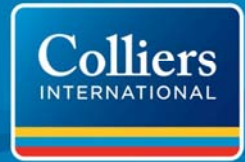


Business Space To Let



Landmark City Centre Office Building



42 Queen Street
Belfast

c. 1,698 sq m (18,276 sq ft)

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Ian Duddy
028 9024 1500
ian.duddy@colliers.com

Property Ref: OFF320

Colliers International
13 Waring Street
Belfast
BT1 2DX

www.colliers.com/belfast

42 Queen Street, Belfast

LOCATION

The subject accommodation is located within the heart of Belfast City centre's business district, at the junction of Queen Street and Wellington Place, in close proximity to the City Hall.

This landmark building represents an excellent opportunity to acquire modern office accommodation within Belfast's central core, overlooking an extremely busy thoroughfare benefiting from a high level of pedestrian footfall and vehicular traffic.

Benefits from a recently completed extensive refurbishment and modernisation of the common areas, stairwells and reception to include 2 new 10 person lift cars, new WC's and modern reception / waiting area.



SPECIFICATION

- Suspended ceilings with recessed strip lighting
- Raised access floors
- Carpeted flooring
- Dedicated kitchen facilities (3rd Floor)
- Dedicated WC facilities on each floor
- Painted / plastered / papered walls
- Served by 2 no. 10 person passenger lifts
- Gas fired central heating and air conditioning to the majority of the first and second floors
- Manned reception from 7am to 7pm and intercom entry system with 24/7 access
- 8 no. on site car park spaces

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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ACCOMMODATION

FIRST FLOOR c. 566 sq m c. 6,092 sq ft

(including private & general offices & kitchen)

SECOND FLOOR c. 566 sq m c. 6,092 sq ft

(including private & general offices)

THIRD FLOOR c. 566 sq m c. 6,092 sq ft

(including private & general offices & kitchen)

TOTAL c. 1,698 sq m c. 18,276 sq ft

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42 Queen Street, Belfast



LEASE DETAILS

Term:	10 years
Rental:	Subject to an agreed specification
Repairs / Insurance:	Full repairing and insuring basis.
Service Charge:	Payable for the upkeep and maintenance of the external and common areas of the building.
Availability:	Immediately available

NAV

We are advised that the Net Annual Value for the three upper floors, totalling c.18,000 sq ft, is £158,400. The commercial rate in the pound for 2011 / 2012 is £0.577995

VAT

All prices, outgoings etc quoted are exclusive of, but may be subject to VAT.

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EPC

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

42 Queen Street
BELFAST
BT1 6HL

Certificate Reference Number:
0920-4964-0347-1200-1040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

74

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2006
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	51.83

Benchmarks

Buildings similar to this one could have rating as follows:

30

If newly built

79

If typical of the existing stock

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42 Queen Street, Belfast

LOCATION PLAN



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