



TO LET

3rd Floor, Cathedral Chambers

143 Royal Avenue, Belfast BT1 1FH

- Prominent office located in Cathedral Quarter
- Opposite the Ulster University Campus
- Finished to a good standard throughout
- Excellent frontage on to Donegall Street and Royal Avenue

Location

The premises is located in Cathedral Quarter with excellent frontage to Royal Avenue and Donegall Street. The building is opposite the Ulster University Belfast campus which has seen an increase footfall in the area since its opening. There is various on street and private car parking available with St. Anne's Square car park being a 5 minute walk away.

Description

The premises consists of a self-contained office located on the 3rd floor of Cathedral Chambers with other occupiers within the building include, Tully Clements solicitors, FSB and MACC Hair.

The internal accommodation includes a reception, meeting room and open plan office. The space also benefits from self-contained kitchen and toilet facilities (including shower). The specification includes carpet flooring throughout, painted and plastered walls with suspended ceilings and recessed lighting.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £15,800
Estimated Rates Payable 2025/26: £9,900

Accommodation

Description	Sq Ft	Sq M
Third Floor	1,190	110.6

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



DISCLOSURE OF INTEREST

In accordance with the Royal Institution of Chartered Surveyors (RICS) professional standards, we disclose that a relative of an employee of Savills has a financial interest in the property featured in this brochure. While this relationship exists, we confirm that all professional services provided in relation to this property have been conducted impartially and in accordance with RICS ethical guidelines.

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LEASE DETAILS

Term: Negotiable
Rent: £16,500 p.a. exc.

Incentives available subject to lease length and covenant strength.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

D97. Full EPC certificate available on request.

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