

TO LET

# Plug & Play Office Suite

**7-19 Royal Avenue, Belfast, BT1 1FB**

- c. 1,115 sq ft (102 sq m)
- Centrally located office suite in proximity to a range of amenities
- Rent: £15,000 per annum
- Immediately available

## Location

The subject property is centrally located in Belfast city centre, immediately opposite Castlecourt Shopping Centre and in proximity to a wide variety of amenities.

## Description

- Second floor office suite
- Accessed off Royal Avenue
- Recently refurbished
- Tech design led workspace
- Combination of open plan and private offices
- Immediately available

## Rates

Currently assessed with part of 1st floor:

**Estimated Net Annual Value:** £11,498

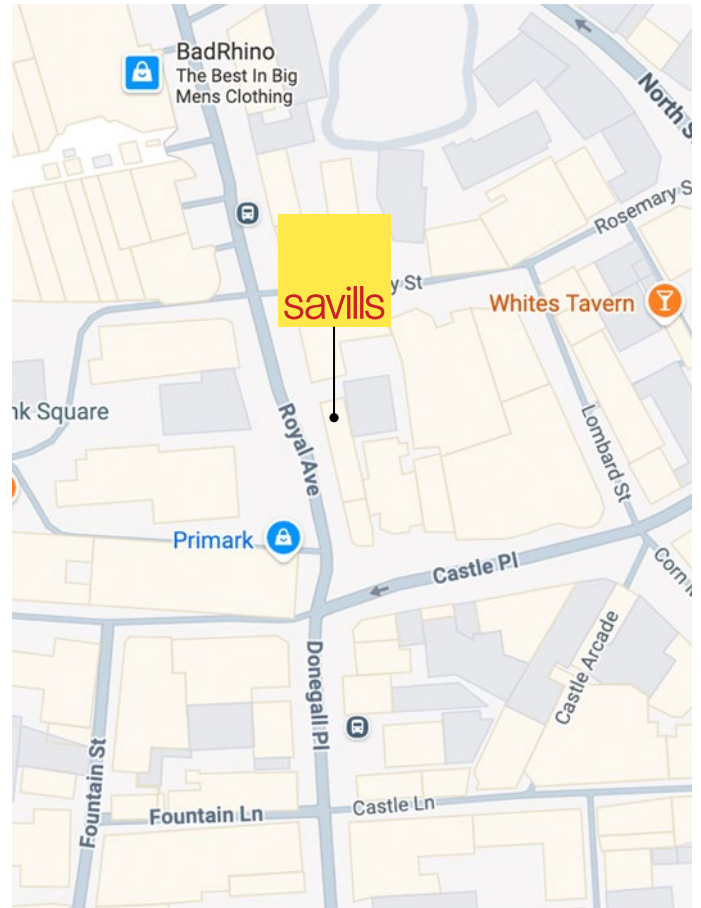
**Estimated Rates Payable 2025/26:** £7,163

*Each party should make their own enquiries.*

## Accommodation

Description	Sq Ft	Sq M
Second Floor	1,115	102

*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.*



## LEASE DETAILS

**Term:** Negotiable  
**Rent:** £15,000 per annum

## VAT

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

## EPC

C75. Full EPC certificate available on request.

**savills.ie**

**Richard McCaig**  
richard.mccaig@savills.ie  
+44 (0) 28 9027 0034

**Ciaran McCarthy**  
ciaran.mccarthy@savills.ie  
+44 (0) 28 9027 0030

**savills**

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