

TO LET

Unit 4, Law Society House

100 Victoria Street, Belfast, Co, Antrim, BT1 3GN

City centre office accommodation 2,210 sq ft



savills

Location

Located on Victoria Street, Law Society House occupies a prominent position adjacent the Royal Courts of Justice, close to Victoria Square Shopping Centre.

Law Society House consists of a 5 storey office development with key occupiers including The Passport Office and the Law Society of Northern Ireland.

Other occupiers in the building include McKeown Solicitors and Nihon Cyber Defence.

In terms of public transport Laganside bus station is 2 minutes walk to the north whilst Grand Central Station is 10 minutes walk to the south east.



Description

Unit 4 has been fitted out to include the following:

- Suspended ceiling with integrated category 2 lighting
- Air conditioning
- Plastered and painted walls
- WC facilities

The unit is currently used for office purposes with the ground floor comprising an open plan office, kitchen and WC facilities.

The mezzanine is fitted to include a boardroom, two individual offices and an open plan area.

Parking is available close-by in both the NCP multi-storey Montgomery Street and Victoria Square Shopping Centre car parks.





Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,332	123.75
Mezzanine	878	81.57
Total	2,210	205.32

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

- Rent:** £33,500 per annum
Term: Negotiable
Repairs/Insurance: Full repairing and insuring lease with service charge provision
Service Charge: The service charge provision equates to approximately £0.64 per sq ft exclusive



Further information

VAT

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

EPC

C70. Full EPC certificate available on request.

RATES

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

Net Annual Value:	£37,700
Estimated Rates Payable 2025/26:	£23,623

CONTACT



Savills Belfast
2nd Floor,
Longbridge House,
16-24 Waring Street,
Belfast, BT1 2DX
savills.ie

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

Kyle McComiskey
kyle.mccomiskey@savills.ie
+44 (0) 28 9027 0012

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. Rents quoted in these particulars may be subject to VAT in addition.