



**AVAILABLE TO LET IN ITS ENTIRETY OR IN PART**

**To Let Prime City Centre Office Building**  
Callender Buildings, 6/6a Callender Street, Belfast BT1 5HX

  
**FRAZER  
KIDD**



# To Let Prime City Centre Office Building

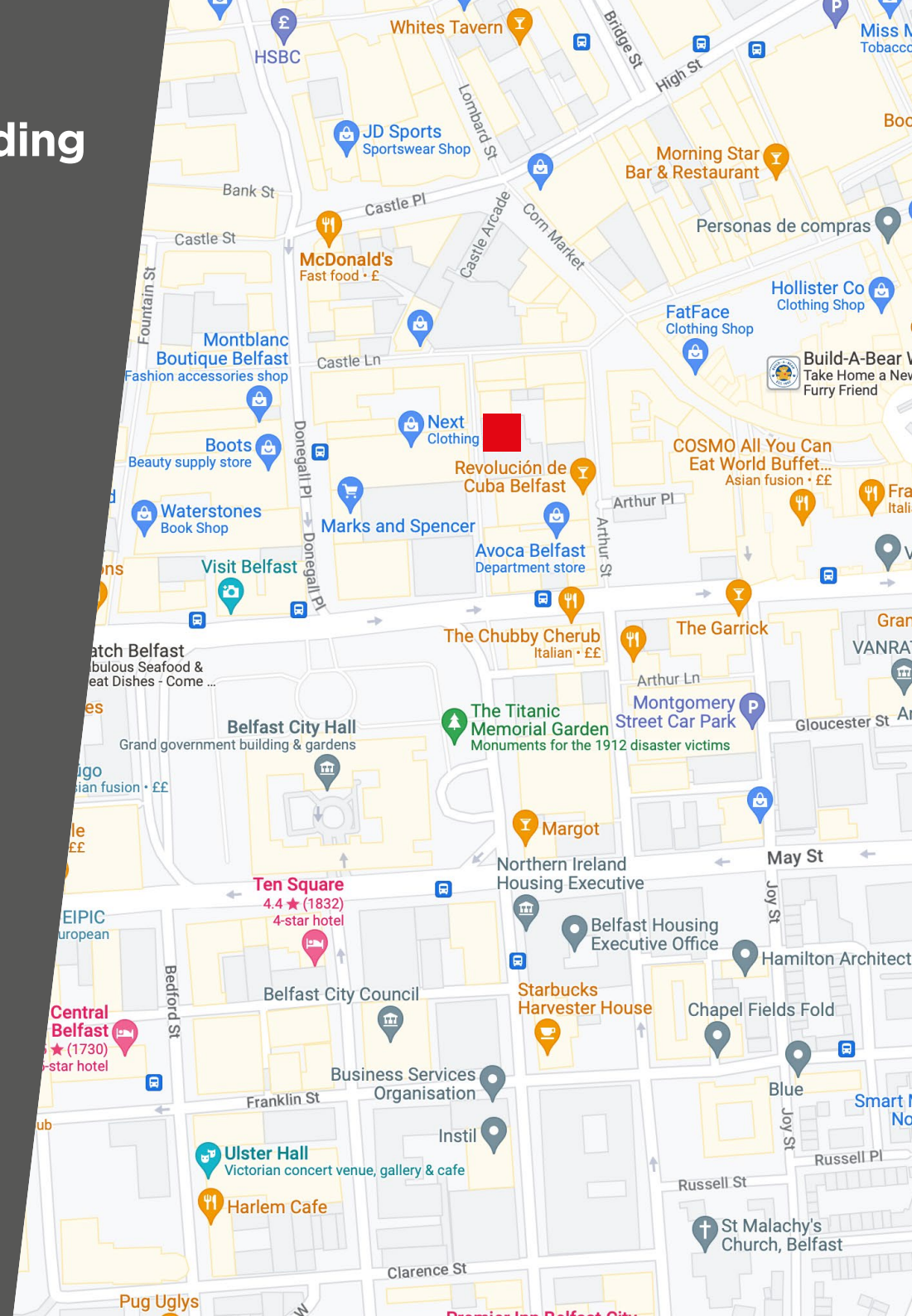
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## Summary

- Recently redeveloped office building situated in the heart of Belfast City Centre.
- Comprises of approximately 6,921 sq ft of Grade A office accommodation with on-site car parking.
- Accommodation comprises a mix of open plan and private offices with a rooftop terrace overlooking Belfast.
- The property is ready for immediate occupation, suitable for an array of professional office users e.g. solicitors, accountants, architects, IT, etc.

## Location

- The ground floor is occupied by award-winning restaurant, ROAM and the Cuban Sandwich Factory.
- Situated close to Marks & Spencer, Subway, Caffé Nero, Starbucks, Greggs and Tribal Burger.
- Located in the heart of Belfast City Centre fronting onto Callender Street close to it's junction with Castle Lane.
- Callender Street runs between Castle Lane and Chichester Street providing for a very central city location.
- The offices enjoy the benefit of being close to amenities such as retailing, coffee shops, restaurants etc.



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## Description

The offices are designed and fitted to a very high specification to include suspended ceilings, recessed lighting, air conditioning, video door intercom system and modern contemporary common area finishes. The accommodation is ready for immediate occupation.

The building is fully DDA compliant with lift access to all office suites. In addition the building benefits from a ground floor shower room, a ground floor disabled WC/WHB and separate WC/WHBs on each floor.

The top floor benefits from a roof top terrace, with excellent views of the city.

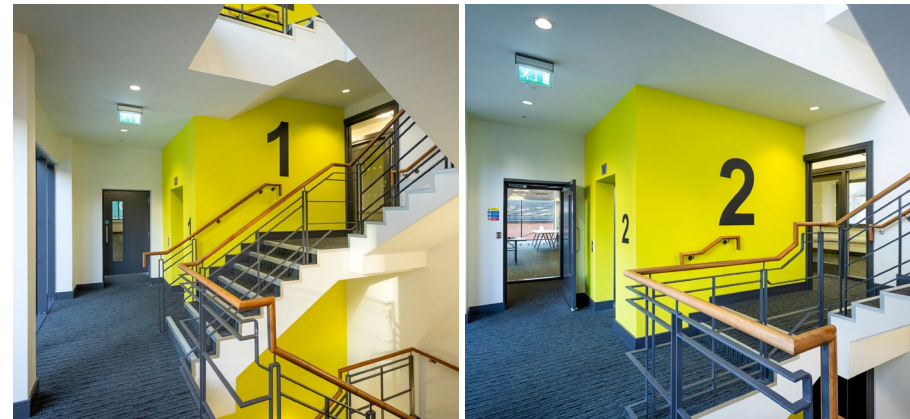
The accommodation is suited to being let to a single occupier or to multiple tenants, with the first floor and second/third floor being let separately.

The accommodation benefits from some private on-site car parking within the rear yard area.

## Accommodation

The approximate Net Internal Areas are as follows:-

Floor	Sq. M	Sq. Ft
<b>First Floor</b>		
Office 1	218	2,347
Office 2	31	334
<b>Second Floor</b>		
Office 3	218	2,347
Office 4	31	334
<b>Third Floor</b>		
Office 5	32.50	350
Office 6	103	1109
<b>Total</b>	<b>633.50</b>	<b>6,921</b>





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## Rent

£90,000 per annum.

## Service Charge

Tenant to pay a service charge in connection with a proportion of the landlord's costs relating to upkeep of common areas, building insurance and agent's management fees.

## Rates

NAV: £90,400

Rate in £ (2023-2024): 0.572221

Rates Payable: £51,729 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

## VAT

The property is elected for VAT, therefore VAT will be payable in addition to rent.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

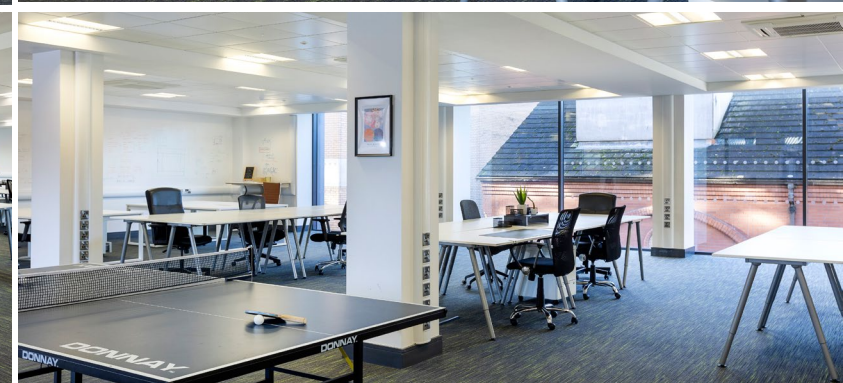
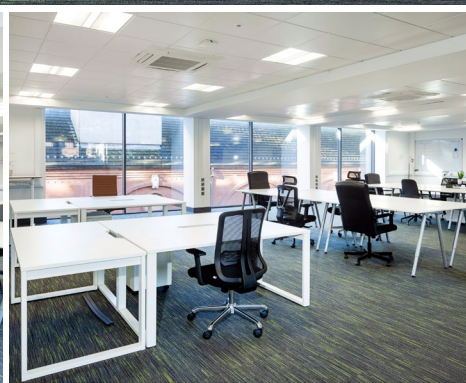
mail@frazerkidd.co.uk





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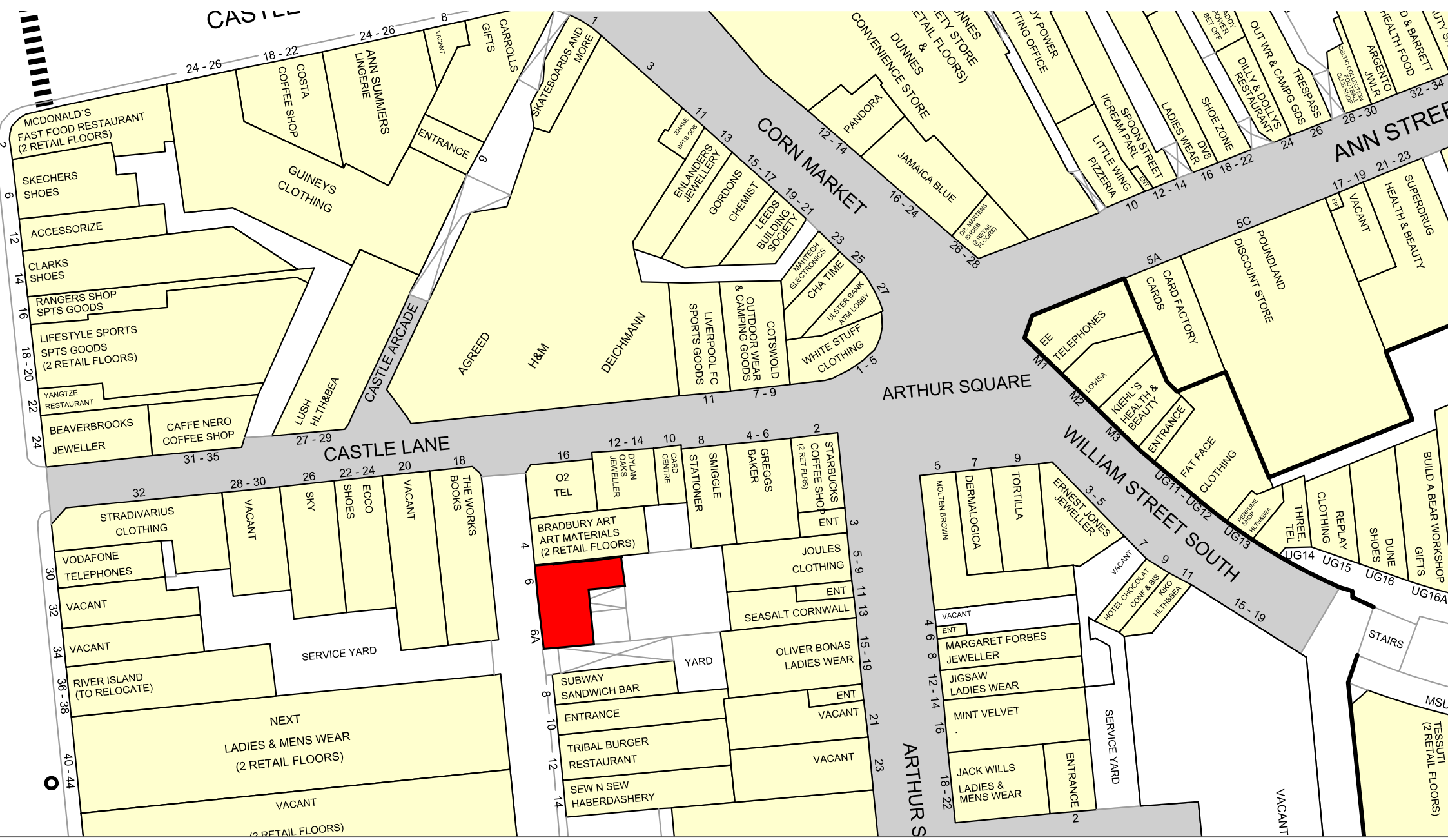
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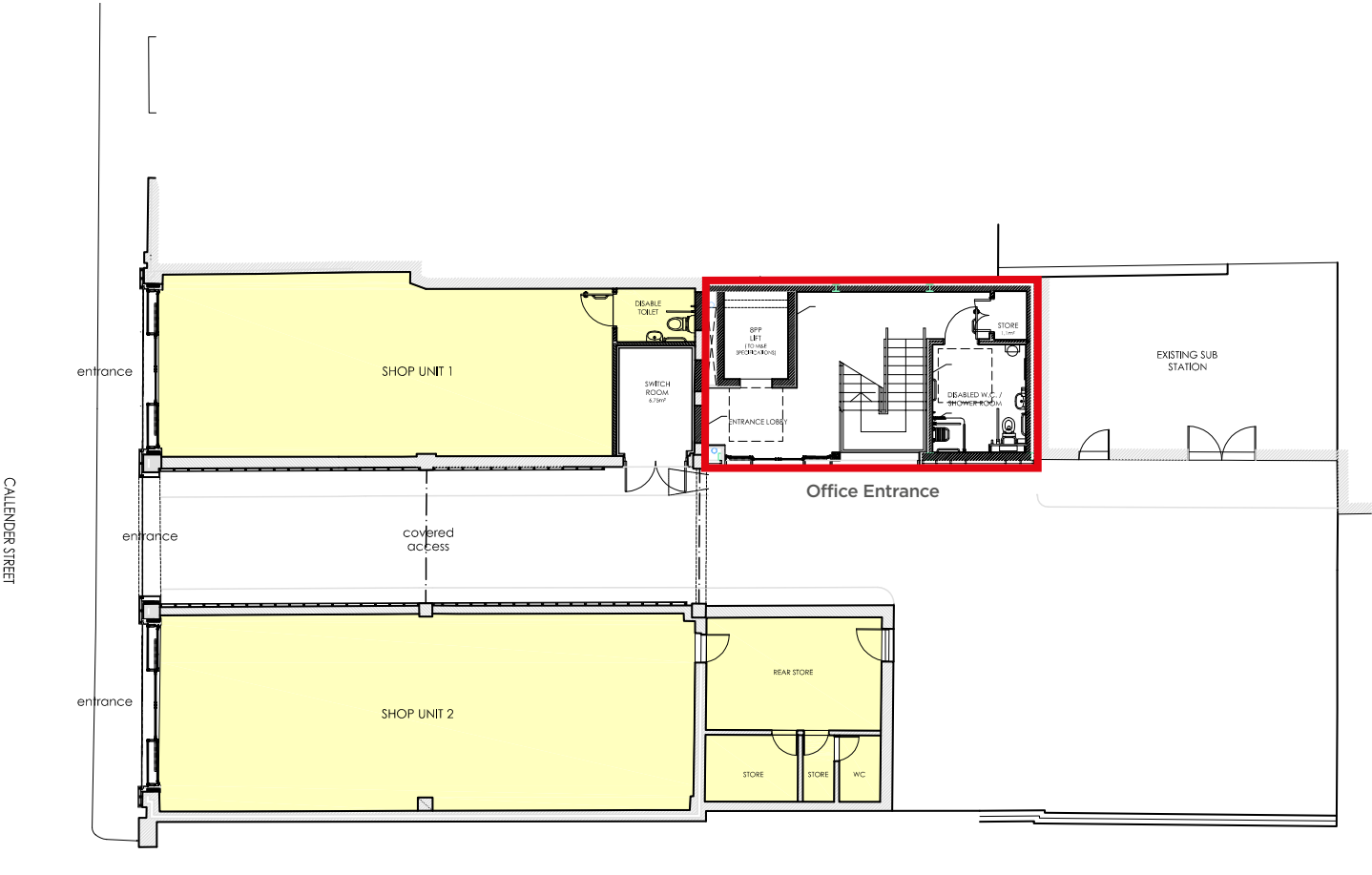
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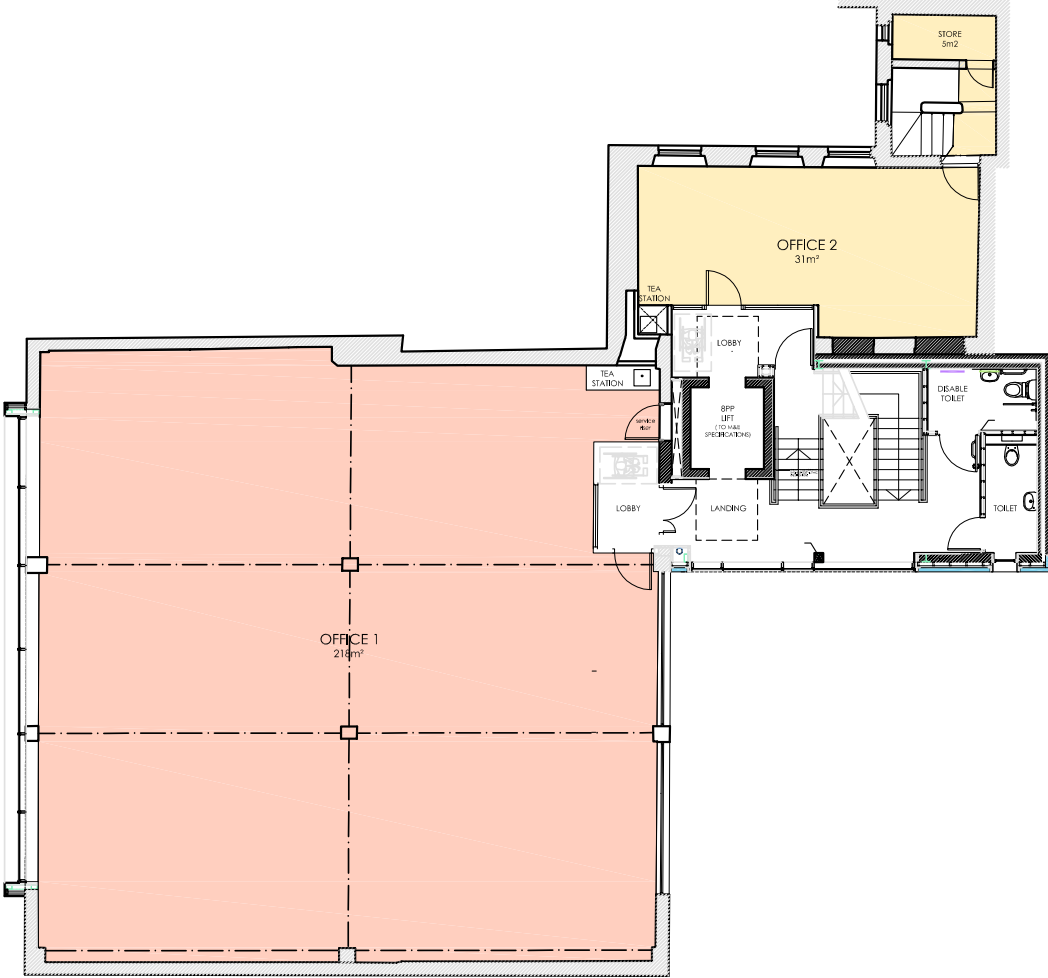


## Ground Floor Plan

Not To Scale. For indicative purposes only.

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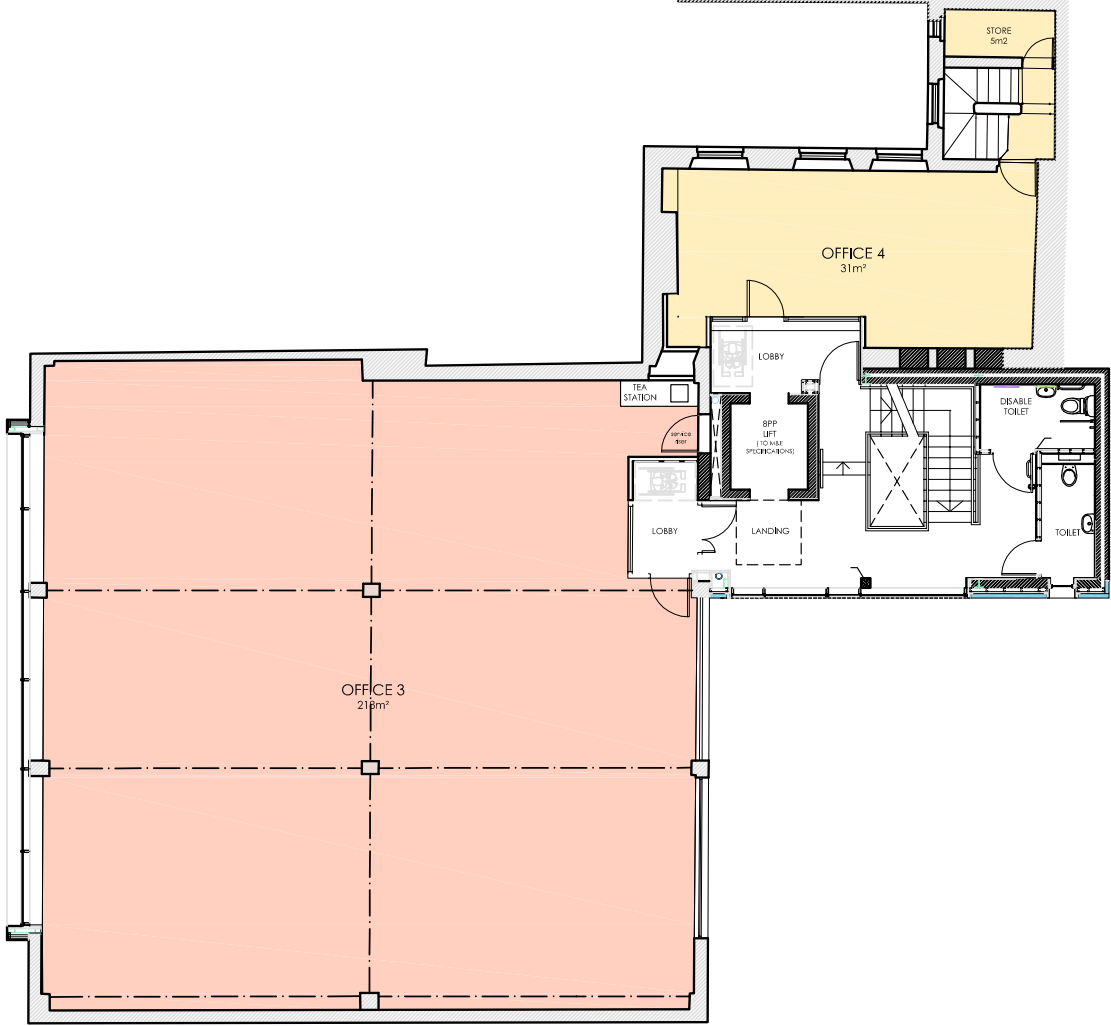
## First Floor Plan

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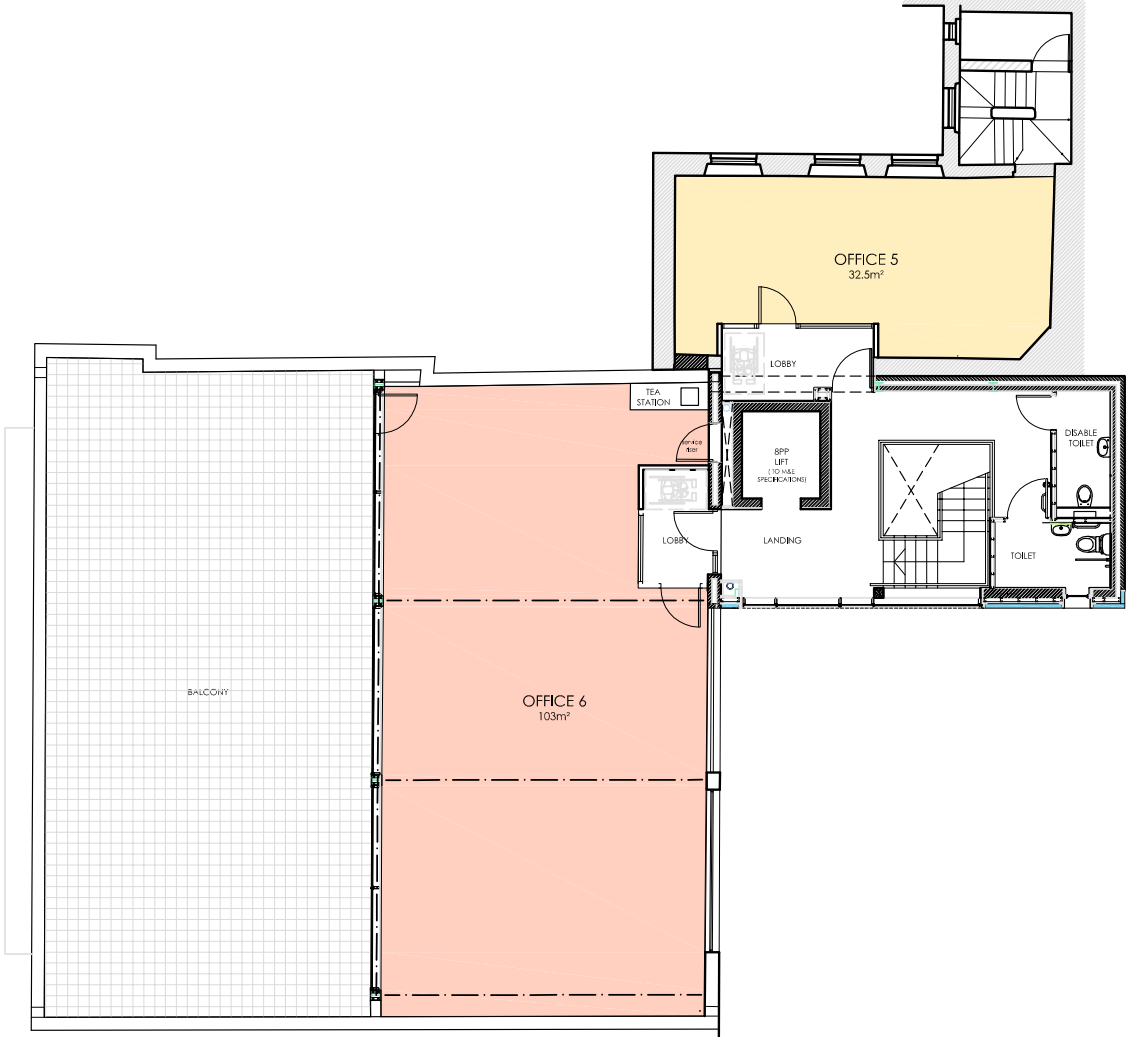


## Second Floor Plan

Not To Scale. For indicative purposes only.

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## Third Floor Plan

Not To Scale. For indicative purposes only.





For further information please contact:

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