

NOT JUST A DESK
BUT YOUR OWN
OFFICE TO RENT

CALLENDER
BUILDINGS
BELFAST

6/6A CALLENDER STREET, BELFAST, BT1 5HX.





Floor areas from
334 - 2,681 sq ft
available to let

RENTING AN OFFICE
PROVIDES NUMEROUS
ADVANTAGES OVER
RENTING A DESK

It offers a dedicated, private space that can enhance productivity and focus, free from the distractions commonly found in shared environments.

An office also allows for greater customization to suit the specific needs of your business, fostering a more professional atmosphere for client meetings and team collaboration. Additionally, having a private office can improve company branding and morale, giving employees a sense of ownership and stability that a desk rental in a shared space cannot match.

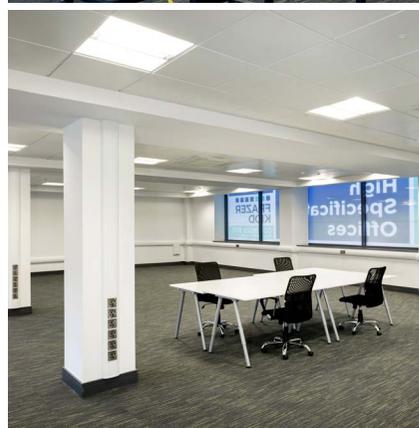


Recently redeveloped office building situated in the heart of Belfast City Centre.

Comprises of approximately 2,681 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.



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 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 |
|---------------------|------------|--------------|
| First Floor | | |
| Office 1 | | LET |
| Office 2 | | LET |
| Second Floor | | |
| Office 3 | 218 | 2,347 |
| Office 4 | 31 | 334 |
| Third Floor | | |
| Office 5 | | LET |
| Office 6 | | LET |
| Total | 249 | 2,681 |



Rent

Inviting offers in the region of £40,250 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

Rates: to be assessed.

VAT

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

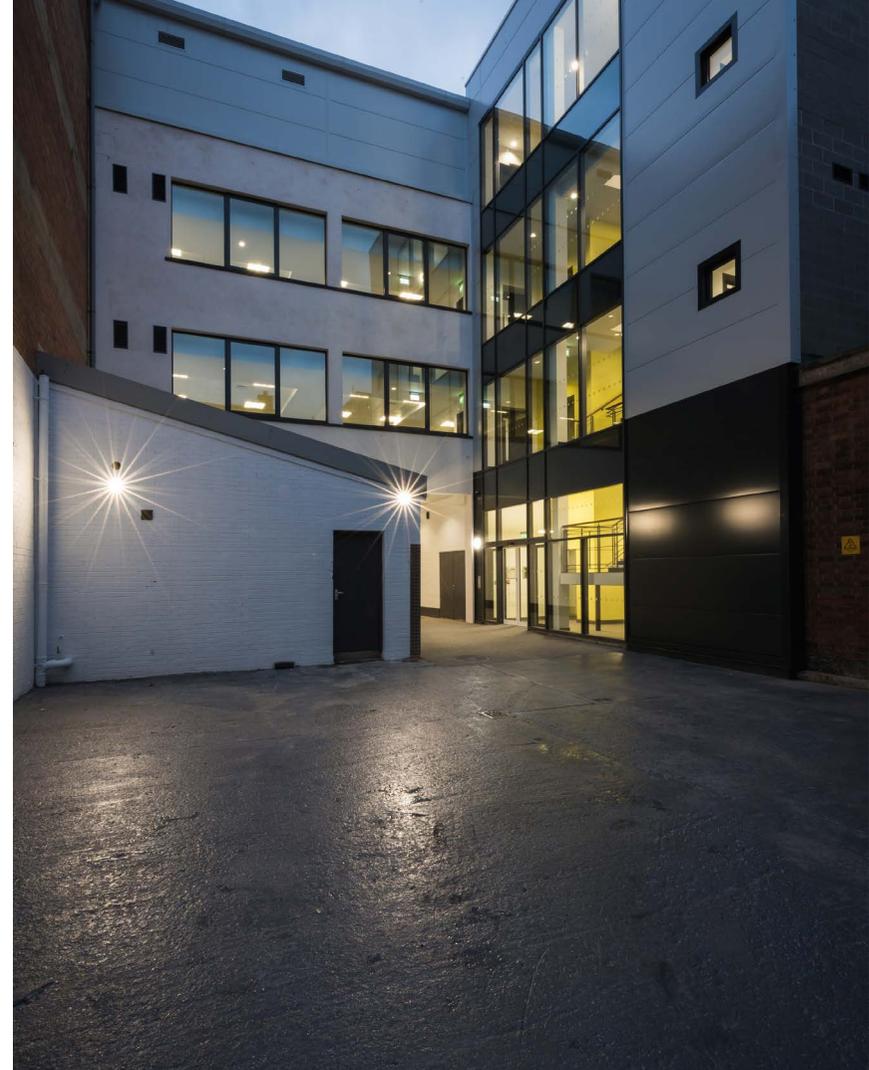
Viewing

Strictly by appointment with the sole letting agents:

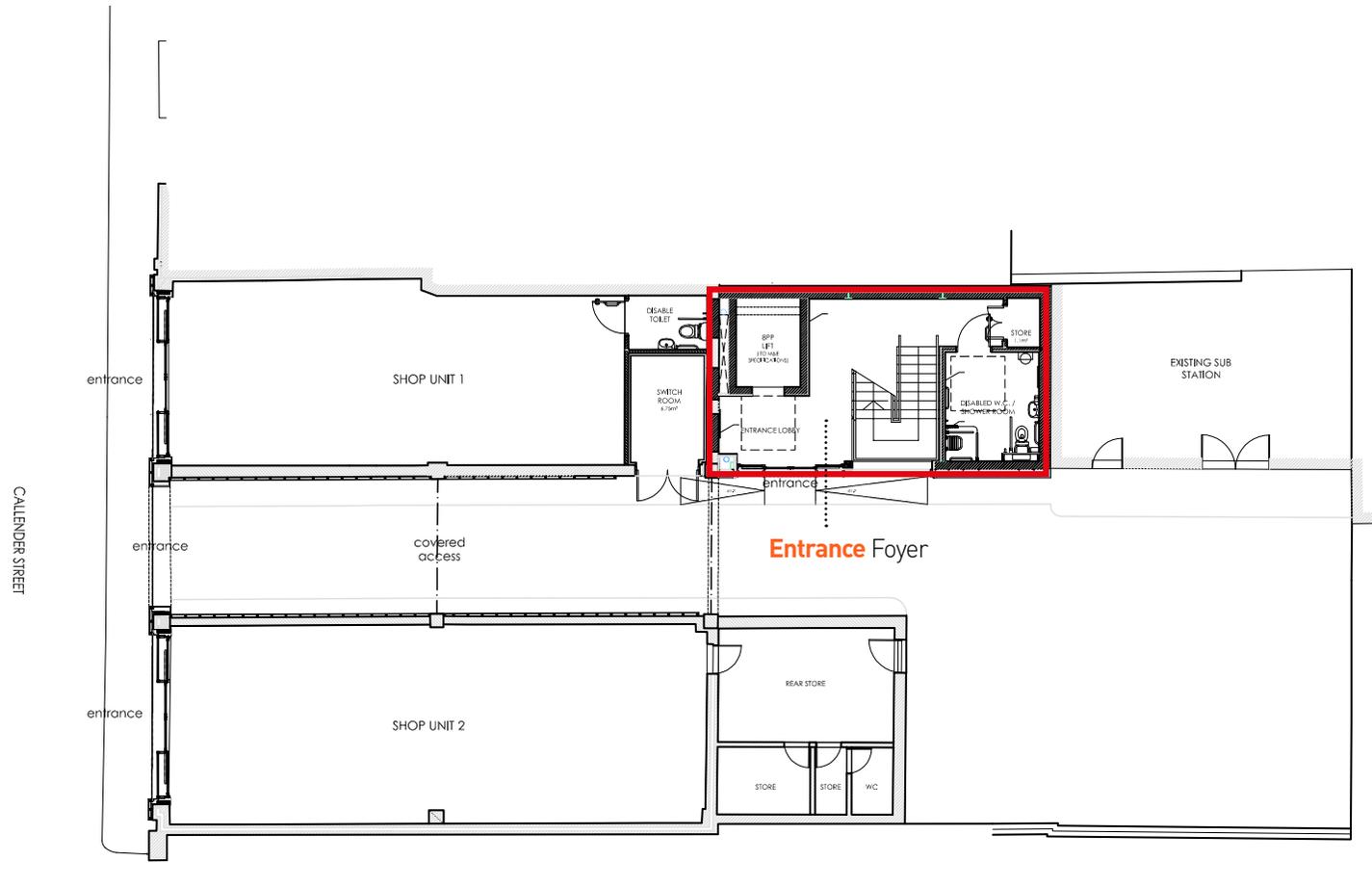
Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk

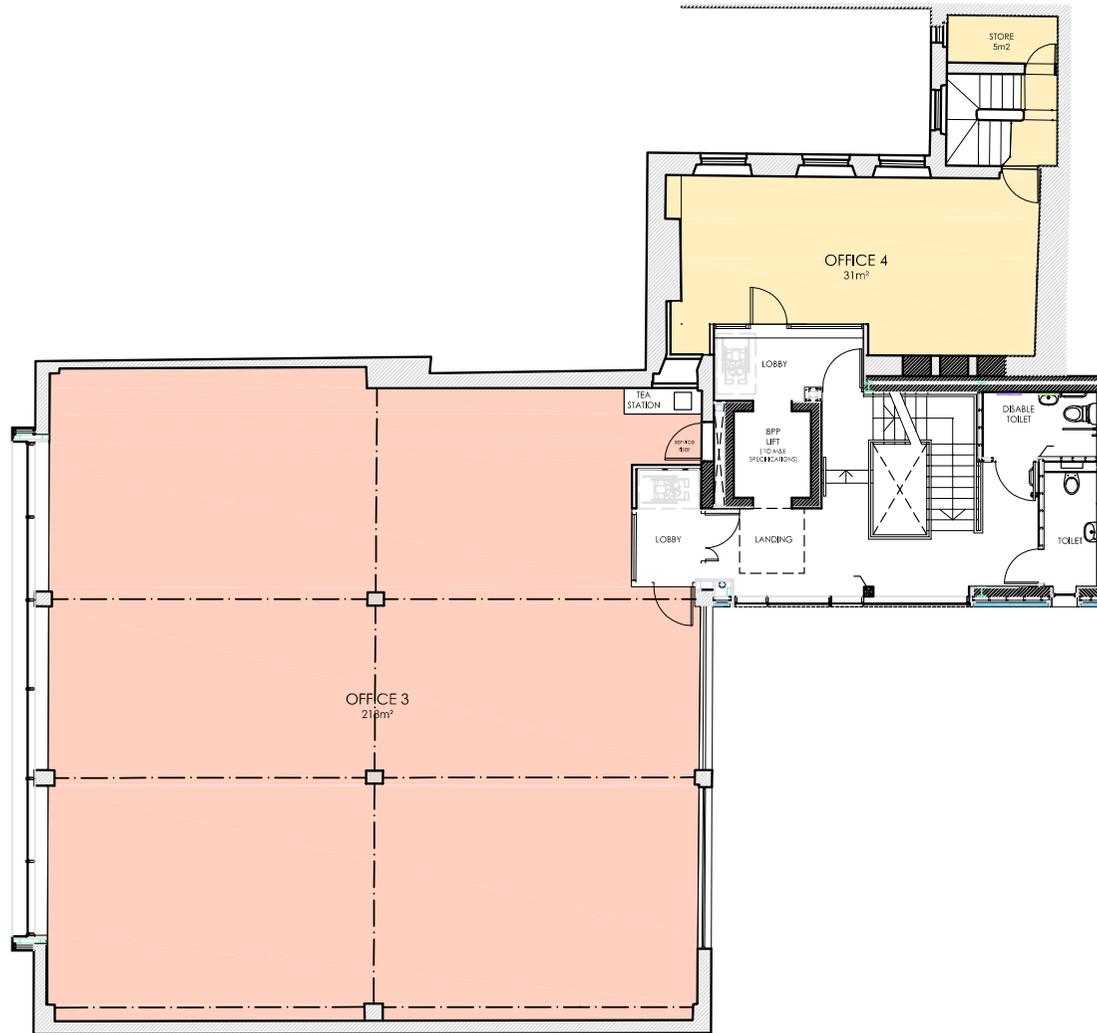


Ground Floor Plan



Not To Scale. For indicative purposes only.

Second Floor Plan



Not To Scale. For indicative purposes only.

CALLENDER BUILDINGS
6/6A CALLENDER STREET,
BELFAST, BT1 5HX.



For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd Property Limited for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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; (iii) No person in employment of Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.