



**To Let Fully Refurbished
Office Building**

24 Mount Charles, Belfast BT7 1NZ



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Summary

- Mount Charles is a sought-after business location within the Queens University area.
- The property has been extensively refurbished to the highest standard.
- Accommodation comprises over four floors extending to c.1,956 Sq Ft.
- On-site car parking is available, accessed via a security barrier, controlled 24 hours per day by Queens University Belfast (6 passes for security barrier provided).
- Neighbouring occupiers include Muldoon Accountants, RSUA - Royal Society of Ulster Architects, Caffé Nero (2 mins walk), Juice Jar (2 mins walk), Tesco Express (2 mins walk), The Regency Belfast, Queens University & Belfast City Hospital.

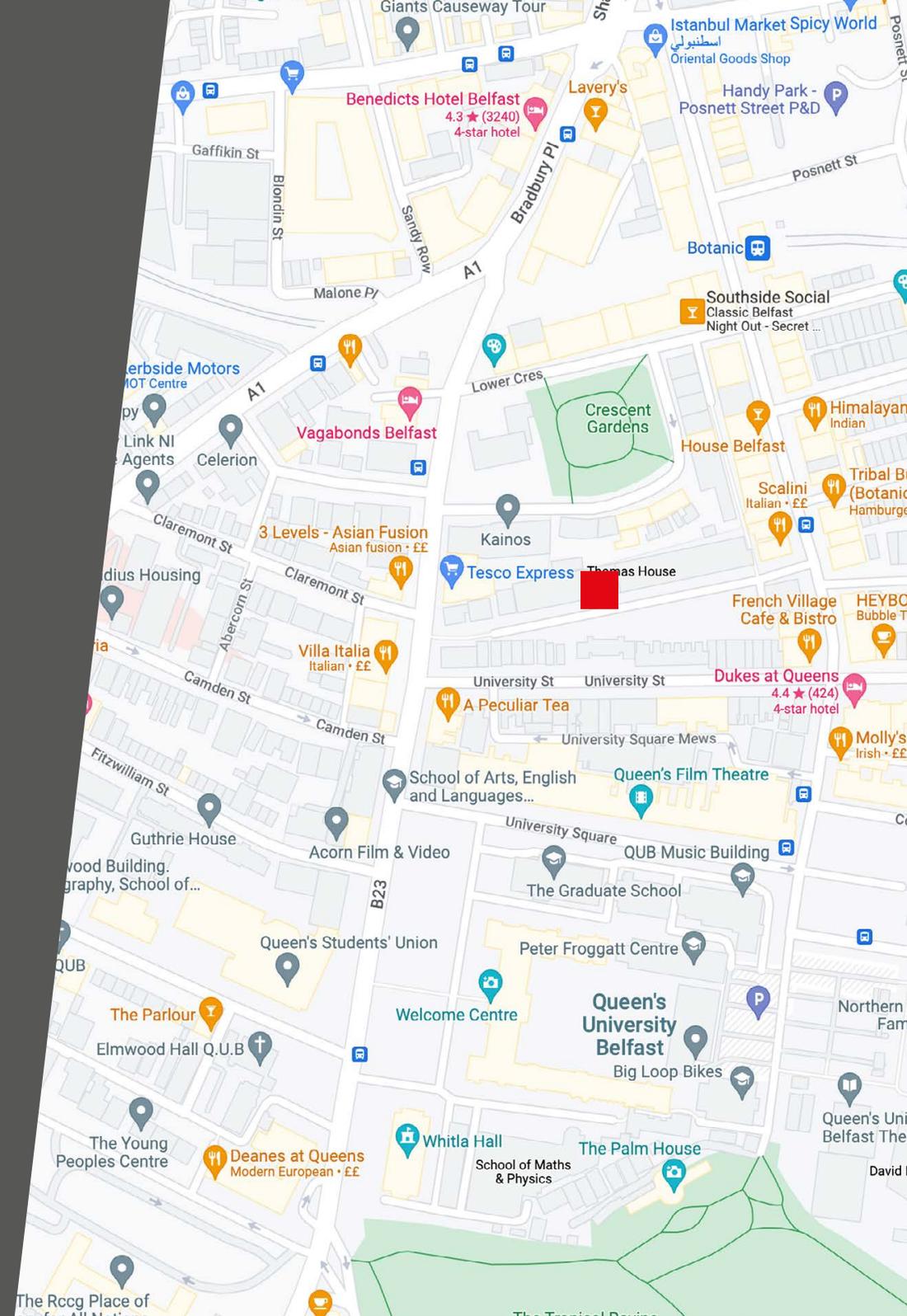
Location

The subject property is situated in Mount Charles, a beautiful private tree lined avenue with adjacent lawns and Victorian type lantern lighting, and runs between University Road and Botanic Avenue in the Queens University area of South Belfast.

Mount Charles is a much sought after gated location offering ease of access to Queens University campus, Belfast City Hospital and Belfast City Centre, as well as a superb range of local bars, restaurants, coffee shops and retail outlets. The property is also conveniently located a 4-minute walk from Botanic Train Station.

Mount Charles is one of the most exclusive and prestigious office addresses in South Belfast, the favoured location of professionals such as architects, designers, engineers, solicitors, and accountants.

Neighbouring occupiers include Muldoon Accountants, RSUA - Royal Society of Ulster Architects, Caffé Nero (2 mins walk), Juice Jar (2 mins walk), Tesco Express (2 mins walk), The Regency Belfast, Queens University & Belfast City Hospital. The property is also on the same street as Queen's new landmark £4.9m venue for the Seamus Heaney Centre at Queen's opening in early 2024.



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Description

24 Mount Charles comprises a beautiful Grade B2 listed, four-storey, period office building, with full height bay windows providing excellent natural lighting and original sliding sash windows and period features throughout. Mount Charles has been described by the Ulster Architectural Heritage Society as “an important early Victorian development of great quality and charm. The sense of enclosure created by the building lines is essential to the quality of this urban space, as are the court like central garden, the stone entrance gates and the trees”.

This unique listing will offer fully refurbished accommodation, with on-site car parking accessible via a security-controlled access barrier from Botanic Avenue. The building also provides panoramic 360 views of Belfast from its upper floors.

The property has undergone significant refurbishment to provide modern, high-quality finishes while respecting the building’s period history.

Within the enclosed rear yard area is a secure store, suitable for bicycle or other storage purposes.

The building is Grade B2 listed. Please refer to Historic Buildings reference: HB26/27/024/C.

24 Mount Charles is available for immediate occupation.



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Refurbishment Works

Recently completed refurbishment works include:

- Complete rewiring of electrics, including generous allocation of floor boxes in each office – each with 2 double sockets and 2 CAT 6E data points. Also, there is a generous spread of double sockets and CAT 6E data points throughout the building.
- New modern and energy efficient suspended LED lighting in each office with warm, cool and daylight settings, with automated LED lighting throughout rest of building (hallways, toilets, and kitchen).
- New floor coverings throughout entire building, including period feature tiling in hallway, modern wood effect tiles in kitchen, premium wood effect flooring in bathrooms and high-quality carpet tiles in each office.
- New hard-wired fire alarm, sensors and control panel fitted with LED Emergency Lighting.
- Fully serviced Gas-fired central heating system controlled via portable wireless control unit.
- New wood-painted kitchen and breakfast bar including new microwave/grill, fridge freezer, dishwasher.
- New FD30 Oak Veneer Fire Doors fitted, including several doors with Clear Pyroguard Glass to maximise the flow of natural light throughout the building.
- New high-quality ironmongery fitted throughout (internal and external) including individual locks for each office.
- Fully refurbished toilets with feature period radiators and sink units, complemented with designer tiles.
- Fully refurbished shower room.
- Unique period features carefully restored during refurbishment by master tradespeople including period corning, skirting, architraves, staircase and original Victorian fireplaces, working window shutters on the ground floor and stained glass window in Private Office 1.
- New wood panelling feature in two ground floor offices, with hidden cupboards for data cabinet and electrics.
- Secure backyard and store suitable for bike/other storage.
- Freshly painted throughout using Zoffany inspired paint palettes.
- High energy rating for a period building of C 69, valid until 27th July 2033, as a result of the new lighting scheme and other works.



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Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Reception/Open Plan Office 1	18.66	201
	Private Office 1	15.82	170
	Kitchen	11.11	120
First Floor	Ladies WC		
	Open Plan Office 1	46.61	502
Second Floor	Gents WC		
	Open Plan Office 2	31.59	340
	Private Office 2	15.02	162
Third Floor	Open Plan Office 3	29.45	317
	Private Office 3	13.41	144
Total approximate NIA:		181.67	1,956

Rent

£35,000 Per Annum.

Rates

NAV: 25,250

Rate in £ (2024-2025): 0.599362

Estimated Rates Payable: £15,133.89 Per Annum

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



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Repairs

Tenant responsible for interior and exterior repairs to the property.

Service Charge

The tenant is to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, and security of Mount Charles, which is controlled and invoiced by Queens University (includes security patrols, 24hr security access, street CCTV, bright LED street lighting and upkeep of lawns).

Insurance

Tenant responsible for repayment of the landlords building insurance premium.

Management Fees

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent payable.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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Ground Floor



First Floor



Second Floor



Third Floor

Mount Charles



For further information please contact:

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