



RHM
Commercial

OFFICE

To Let

(By way of a sublease)

Fully fitted City Centre Office
Accommodation

Second Floor, Andras House

60 Great Victoria Street, BELFAST

- Prime office location
- Flexible lease terms considered
- Economic rent
- Close to a number of major public car-parks

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9031 4300
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LOCATION

Andras House occupies a prominent location on Great Victoria Street, where neighbouring occupiers include BBC, HMRC and Land Registry of Northern Ireland.

The location benefits from convenient public transport linkages and an excellent road infrastructure provides easy access to the motorway network.

The subject property is in close proximity to the city's shops, bars and restaurants and is only 100m from Great Victoria Street Bus & Rail Station.

DESCRIPTION

Andras House, a former shirt factory offers ground floor retail/restaurant accommodation with offices on the upper floors.

Internally the common areas have been recently refurbished to provide an impressive entrance foyer.

The Second Floor provides 769 sq ft of fully-fitted office accommodation which has been subdivided to contain two separate offices.

The upper floors in the building are serviced by a passenger lift and toilet facilities are provided on the second floor.

Internal finishes include:

- Carpeted floors
- Plastered/painted walls
- Recessed fluorescent lighting
- Wall mounted storage heaters
- Fire sprinkler system
- CCTV



ACCOMMODATION

Office 1	
42 sq m	(452 sq ft)
Office 2/Meeting Room	
28.7 sq m	(309 sq ft)
Total Net Internal Area	
71.46 sq m	(769 sq ft)

LEASE DETAILS

Term
By way of negotiation.

Quoting Rent
£7 psf excl

Repairs
The tenant shall be responsible for internal repairs.

Insurance
The tenant shall pay a fair proportion of the total building's insurance premium.

RATES PAYABLE 2010/11

TBC

SERVICE CHARGE

A Service Charge shall be levied to recover the usual estate management items to include repair, maintenance of exterior, upkeep of common areas, security etc.

NAV

TBC

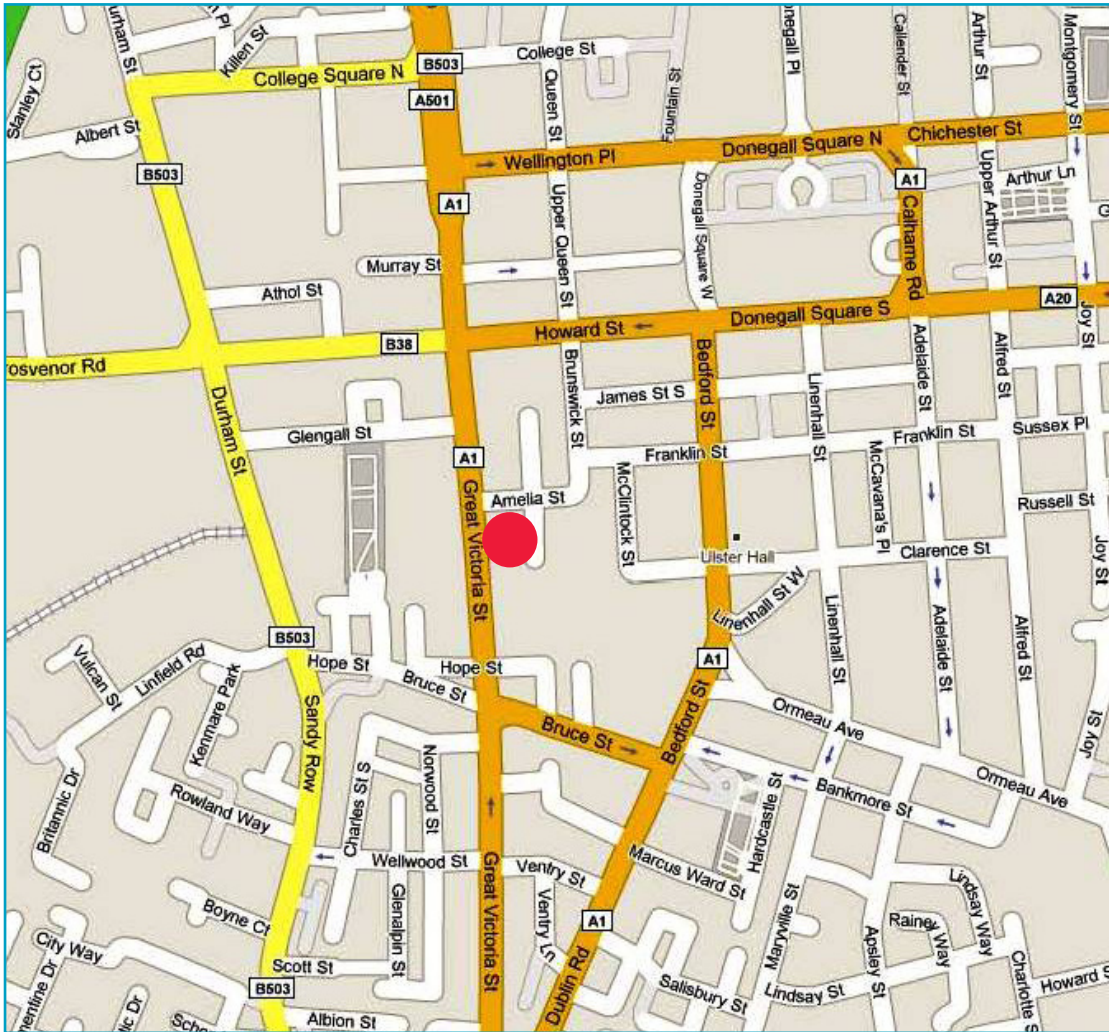
VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

City Centre Office Accommodation Andras House, 60 Great Victoria Street, Belfast

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VIEWING

By prior appointment with RHM Commercial

CONTACT

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RHM COMMERCIAL LLP

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