

FOR SALE / TO LET

CBRE NI

PART OF THE AFFILIATE NETWORK

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Floors 4-9, 14-18 Great Victoria Street, Belfast, BT2 7BA

City Centre Office Accommodation



* Red line for indicative purposes only.

Available on a floor-by-floor basis



* Boundary line for indicative purposes only.

Property Summary

- Situated within Belfast's City Centre's prime Central Business District.
- The Europa Hotel, the new Belfast Grand Central Station and Weavers Cross Development are all situated within the immediate vicinity.
- The premises comprises of a purpose built 10 storey office building developed in the early 2000's.
- Each floor is finished to a good standard and ranges from 3,243 to 3,490 sq ft.
- EPC Rating of B32.
- Each floor comprises typically of an open plan office area, meeting rooms/private offices, kitchen facilities and toilets located in the common core.
- We are instructed to seek offers in excess of **£325,000 (Three Hundred and Twenty-Five Thousand) per floor** for our client's interest excluding VAT.
- The space is also available to rent at **£14.00 per sq ft**, exclusive of VAT.



Location

14 – 18 Great Victoria Street is located within Belfast's City Centre's prime Central Business District. The Europa Hotel and the new Belfast Grand Central Station and Weavers Cross Development are all situated within the immediate vicinity.

Belfast Grand Central Station is the island of Ireland's largest fully integrated rail, bus and coach transport hub and will be the main gateway to Belfast.

Sitting alongside the Belfast Grand Station will be Weavers Cross, a site with potential for 1.3million square feet of mixed-use office, life sciences, residential, student housing, hotels and retail / leisure space.

Further details on Weavers Cross can be found at: www.weaverscross.co.uk.

The location is just a short distance from Belfast City Hall and only 0.3 miles from the Westlink providing ease of access onto the province's motorway network via the M1, M2 and M3



Description

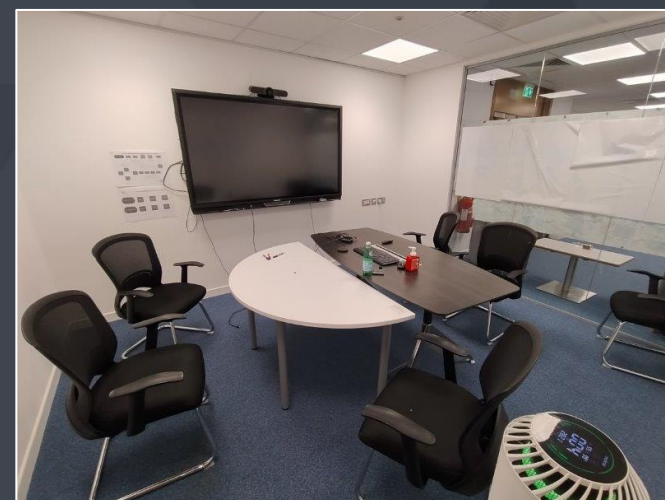
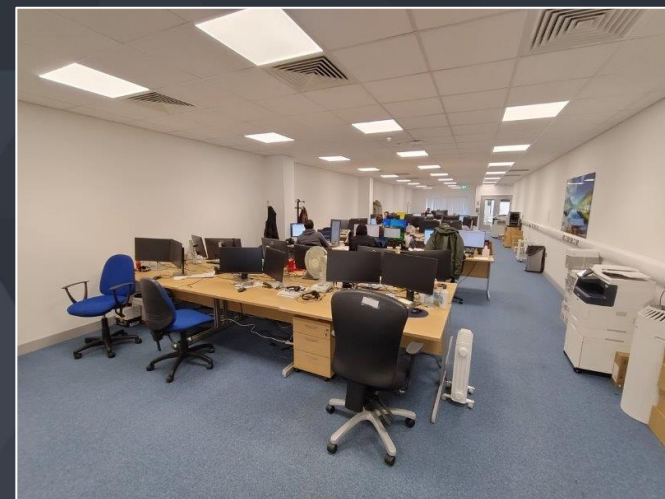
- Purpose built 10 storey office building developed in the early 2000's.
- Each floor comprises typically of an open plan office area, meeting rooms/private offices, kitchen facilities and toilets located in the common core.
- Raised access floors throughout.
- Plastered and painted walls.
- Suspended ceilings and recessed LED lights.
- Recessed heating, ventilation and air conditioning units.

Accommodation

The property provides the following net internal areas:

Floor	Sq Ft	Sq M
Fourth Floor	3,490	324.20
Fifth Floor	3,490	324.20
Sixth Floor	3,490	324.20
Seventh Floor	3,490	324.20
Eighth Floor	3,490	324.20
Ninth Floor	3,243	301.28
TOTAL	20,693	1,922.28

All areas being approximate.





Tenure

We have been advised the property is held Freehold.

Rates Payable

We have been advised by Land and Property Services that the property has the following NAV:

Address	NAV
4 th – 7 th Floors, 14-18 Great Victoria Street, Belfast	£181,000
8 th Floor, 14-18 Great Victoria Street, Belfast	£53,300
9 th Floor, 14-18 Great Victoria Street, Belfast	£40,400

Source: LPS

The Non-Domestic Rate in the Pound for Belfast for the current year 2025/2026 is £0.626592.

EPC Rating

Each of the floors have an EPC rating of B32.

VAT

We are advised the property is elected for VAT.

For Sale

We are instructed to seek offers in excess of **£325,000 (Three Hundred and Twenty-Five Thousand)** per floor for our client's interest excluding VAT.

The reflects a low capital value of £93 per sq ft.

To Let

£14.00 per sq ft excluding VAT.

Service Charge

The service charge is currently estimated to be £6.59 per sq ft exclusive of VAT.

AML

CBRE NI and OKT are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks.

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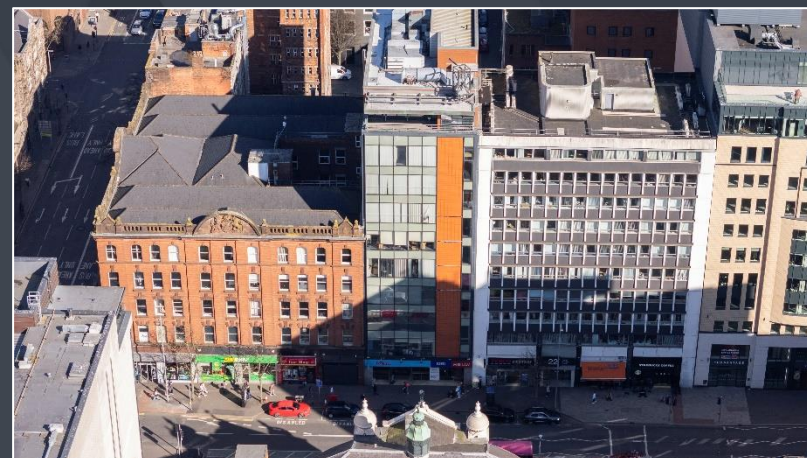
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