

THE GASWORKS

# HERITAGE AND GREEN SPACE IN THE HEART OF THE CITY

Contemporary Office Space in Belfast's Linen Quarter









## THE GASWORKS


### A Work Home in Belfast's Linen Quarter

This historic site in Belfast's Linen Quarter, has transformed into a vibrant popular business hub in the heart of the city.

Nestled in lush parkland along the River Lagan, The Gasworks offers a spacious, campus-like setting just a five-minute walk from City Hall. This is a landmark destination that attracts forward-thinking companies by seamlessly blending heritage style, high-spec offices and modern conveniences.

 THE GASWORKS

 LINEN QUARTER





# WHERE COMPANIES GROW AND TEAMS THRIVE

As well as working in a high-quality environment, users have easy access to a range of first class city centre facilities. The Gasworks delivers a location in the heart of Belfast with a community vibe and a campus style setting.

Enjoy all that this city centre location has to offer from excellent commuter links, shops, cafés, fitness venues, and plenty for after hours. That's not all; The Gasworks has green spaces and a riverside walkway where people can meet outside and take a stroll in the natural environment.

**There are excellent commuter links and facilities for those travelling by car or public transport.**

The Gasworks is within walking distance of the city's Metro bus route as well as the main bus and train hubs at Lanyon Place and Belfast Grand Central Station.



TRANSPORT  
LINKS



RESTAURANTS  
& CAFES



CITY  
CENTRE



BELFAST  
BIKES



RIVERSIDE  
LOCATION



GREEN  
SPACES



GYMS



HOTELS



PARKING

# CITY CENTRE OFFICES IN A CAMPUS-STYLE LOCATION

Discover the future of workspace in the heart of Belfast city centre, located in the iconic Gasworks within the Linen Quarter, just a 5-minute walk from City Hall.

These newly revitalised office buildings combine industrial chic design with versatile layouts and cutting-edge technology, offering an agile and contemporary environment that exceeds the expectations of modern professionals.

Surrounded by all the amenities and conveniences of this central location, The Gasworks is where raw, authentic charm meets the needs of forward-thinking organisations, creating the ideal space for your team to thrive.

## Corporate occupants include:



thepaulhogarthcompany



CROMAC PLACE



1 CROMAC QUAY



© William Murphy



1 CROMAC QUAY





# SPECIFICATION

Cromac Place and Cromac Quay offer newly refurbished workspaces that accommodate a range of requirements.

The new workspaces have a lofty warehouse feel, which reflects the industrial architecture of the original Belfast Corporation Gasworks.

Interior finishes can include clay brickwork, exposed services and stripped concrete ceilings, LED lighting, air conditioning and floor coverings.





## THE INSIDE

- ▶ Bright, efficient and flexible floorplan options
- ▶ Air Conditioning
- ▶ A modern fit-out with high-speed internet available
- ▶ 24/7 secure access
- ▶ Touchless access and destination control system
- ▶ Daylight dimming - PIR control energy-efficient lighting
- ▶ Ground floor visitor's WC
- ▶ Shower and changing room facilities
- ▶ Lift access to all floors

## THE OUTSIDE

- ▶ On-site car parking
- ▶ Designated area for bike parking
- ▶ Access to green areas within the Gasworks
- ▶ Within walking distance of bus and train commuter links
- ▶ Belfast Bikes Station
- ▶ Food and Beverage amenities in the immediate area
- ▶ EV Charging Docks coming soon

The Gasworks is evolving into a greener, more vibrant business hub through the Linen Quarter BID's **Social Space Investment initiative**, enhancing the area with nature-inspired elements that elevate the work and leisure experience.

- ▶ **Outdoor Living Room Concept:**  
Designed to blend workspaces with natural surroundings.
- ▶ **Raised Meadows and Grass Terraces:**  
Adding lush greenery for a serene atmosphere.
- ▶ **Games Areas:**  
Spaces for relaxation and team activities.
- ▶ **Lawn and Seating Areas:**  
Comfortable zones for meetings or casual breaks.
- ▶ **Outdoor Dining Spaces:**  
Inviting options for al fresco dining and socialising.

These enhancements are tailored to foster a healthier, more productive environment, creating a lively and welcoming space for everyone.

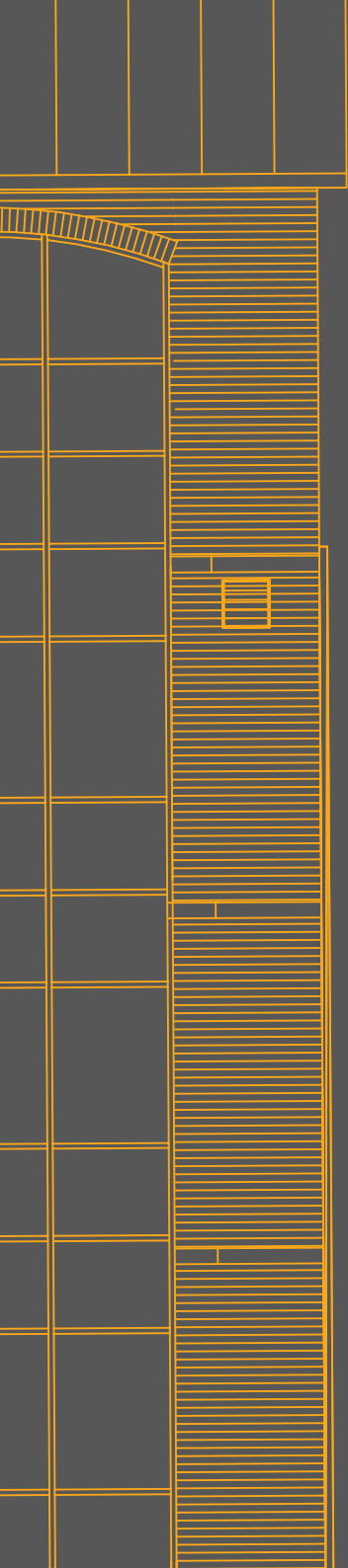












# ACCOMMODATION

## 12 CROMAC PLACE

THIRD FLOOR AND FOURTH FLOOR MEZZANINE	2,865 Sq Ft	266 Sq M
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## 14 CROMAC PLACE

THIRD FLOOR	1,226 Sq Ft	114 Sq M
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## 16 CROMAC PLACE

GROUND FLOOR	1,443 Sq Ft	134 Sq M
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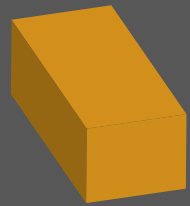
## 1 CROMAC QUAY

FIRST FLOOR	3,270 Sq Ft	304 Sq M
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# 12 CROMAC PLACE

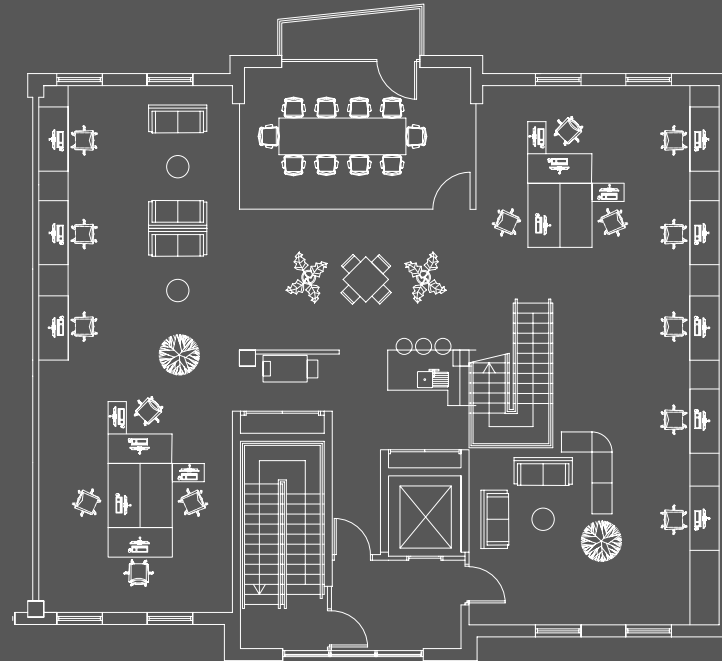
THIRD FLOOR | FOURTH FLOOR



FOURTH FLOOR

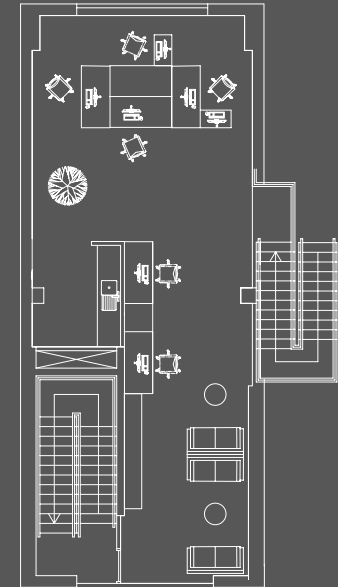


THIRD FLOOR



THIRD FLOOR  
WORKSPACE

2,165 sq ft



FOURTH FLOOR  
MEZZANINE WORKSPACE

700 sq ft

**PLEASE NOTE:** The Third Floor Workspace and Fourth Floor Mezzanine are rented together as one unit.

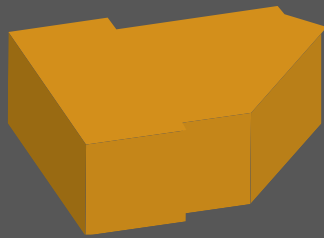
The furniture layouts are for illustrative purposes. Furniture layouts can be changed and furniture packages are available.



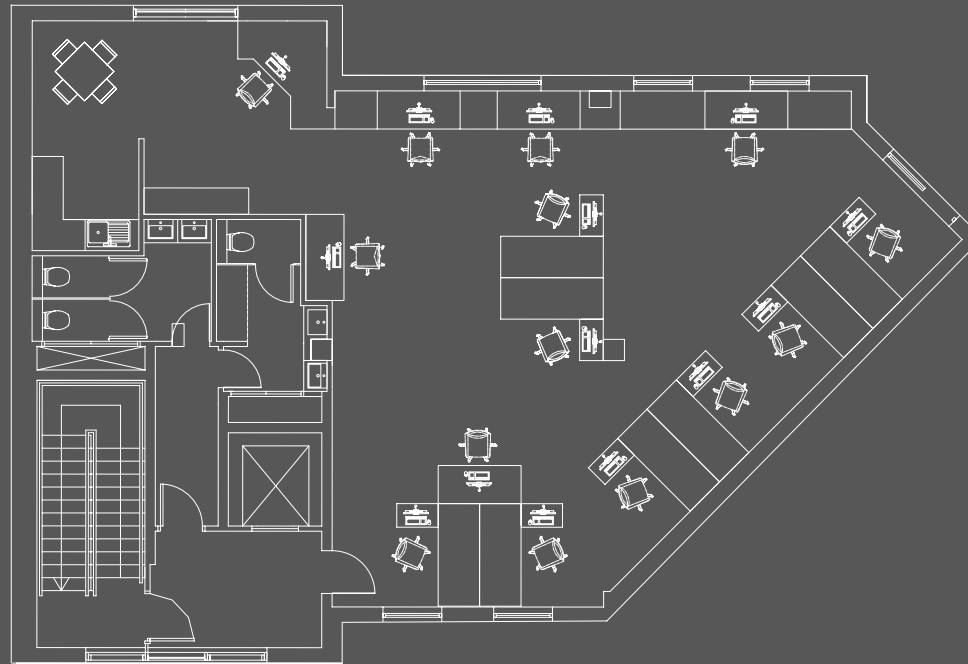
# 14 CROMAC PLACE

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THIRD FLOOR



THIRD FLOOR



THIRD FLOOR WORKSPACE

1,226 sq ft

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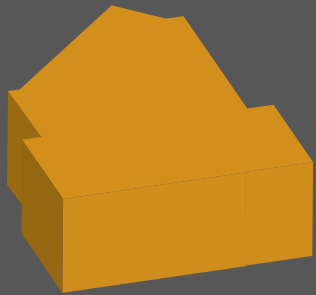
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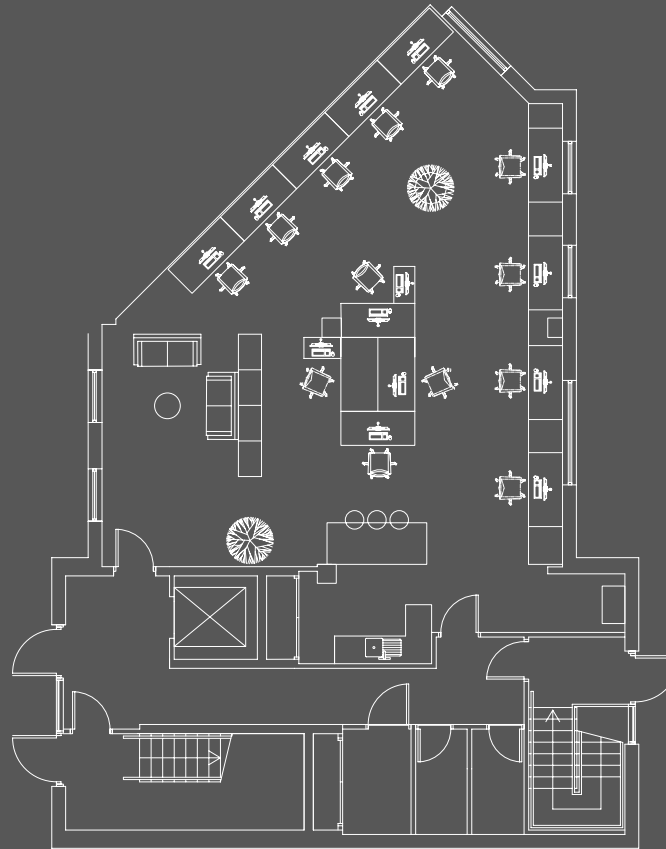
# 16 CROMAC PLACE

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GROUND FLOOR



GROUND FLOOR



GROUND FLOOR WORKSPACE

**1,443 sq ft**

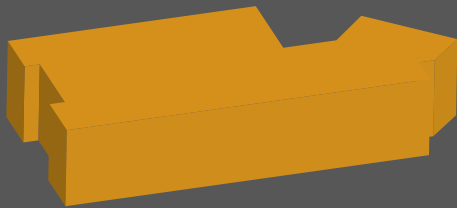
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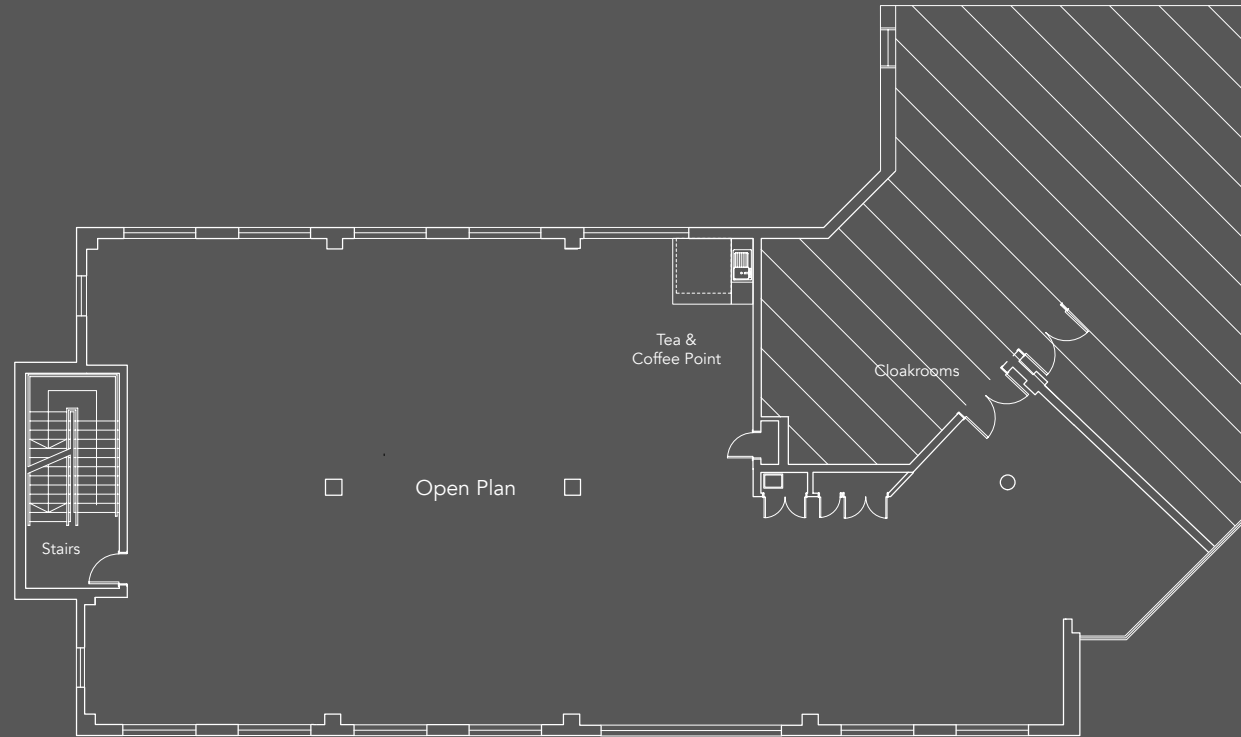
# 1 CROMAC QUAY

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FIRST FLOOR



FIRST FLOOR



FIRST FLOOR WORKSPACE

**3,270 sq ft**

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# ADDITIONAL INFORMATION

## RENT

Suites available from £16.00 per sq ft, per annum, exclusive.

## PLUG & PLAY

All suites are available on a fully furnished plug & play basis. Further details upon request.

## VAT

The building is elected for VAT and therefore VAT will be payable on all outgoings.

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks. The building is elected for VAT and therefore VAT will be payable on all outgoings.

## ENERGY PERFORMANCE CERTIFICATES

AREA	EPC RATING
12 CROMAC PLACE - 3RD FLOOR	B45
14 CROMAC PLACE - 3RD FLOOR	B49
16 CROMAC PLACE - GROUND FLOOR	C61
1 CROMAC QUAY - 1ST FLOOR	C58





# CBRE NI

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