

CROMAC PLACE

WHERE HERITAGE MEETS INNOVATION

THE GASWORKS, BELFAST

Contemporary office space in Belfast's Linen Quarter



CROMAC PLACE, THE GASWORKS

A Work Home in Belfast's Linen Quarter

The Gasworks is a historic site in Belfast's Linen Quarter that has evolved from an early 19th-century gas-making hub to a dynamic workplace in Belfast City Centre.

Today, it is a vibrant workplace set in beautiful parkland on the banks of the River Lagan. This area is home to some of the City's most iconic landmarks and is now a favoured destination for forward-thinking companies, blending heritage with modern innovation and convenience.





INTRODUCING CROMAC PLACE

**Your gateway to the future of
workspace in Belfast city centre.**



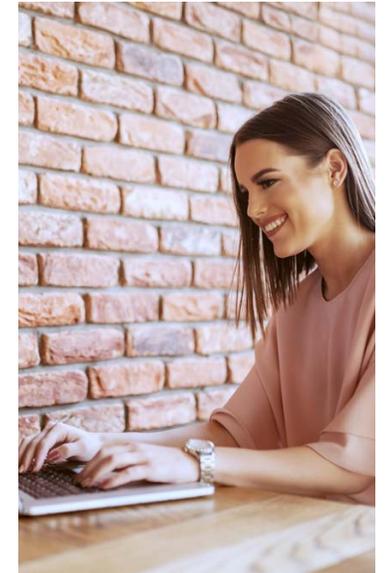
Located in the iconic Gasworks in the Linen Quarter, a 5-minute walk from City Hall and close to all the amenities and conveniences this central location offers. In today's fast-paced business world, the environment where your team works is as important as the work itself. Our newly revitalised office buildings are designed not just to meet but to exceed expectations.

Immerse yourself in an agile and contemporary workspace, rejuvenated with an industrial chic aesthetic. Cromac Place masterfully blends raw, authentic charm with versatile layouts and state-of-the-art technology infrastructure.

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.

Cromac Place 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.

Cromac Place is within walking distance of the city's Metro bus route as well as the main bus and train hubs at Lanyon Place and the new Grand Central Station (opening in 2025).



TRANSPORT
LINKS



RESTAURANTS
& CAFES



CITY
CENTRE



BELFAST
BIKES



RIVERSIDE
LOCATION



GREEN
SPACES



GYMS



HOTELS



THEATRE



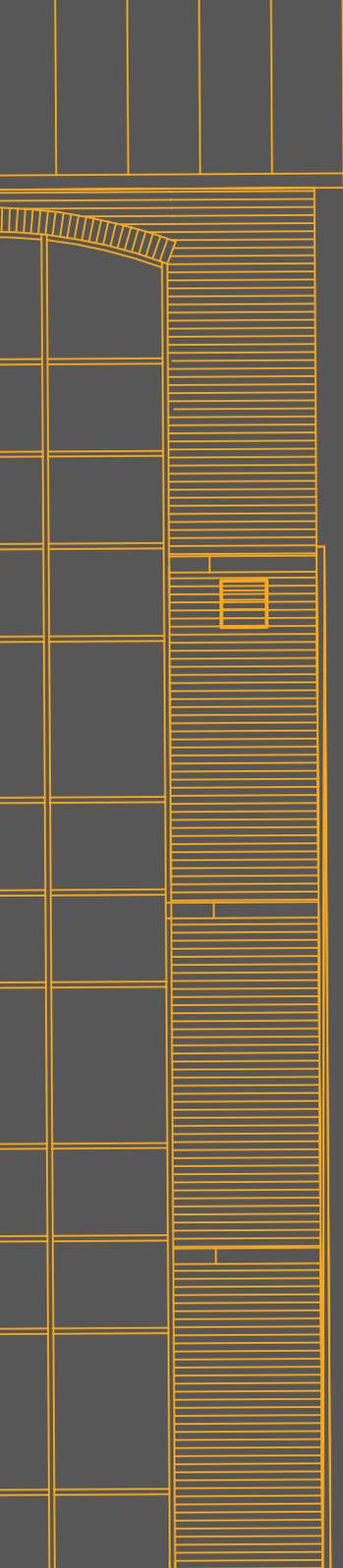
SPECIFICATION

Cromac Place offers 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 include clay brickwork, exposed services and stripped concrete ceilings, LED lighting, air conditioning & heating recovery and floor coverings.





THE INSIDE

- ▶ Bright, efficient and flexible floorplan options
- ▶ Air Conditioning and Heat Recovery
- ▶ 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 Coffee amenities in the immediate area with a new Coffee Dock coming in March 2024
- ▶ EV Charging Docks coming soon

THE STYLE

- ▶ Office walls are a mix of smooth plaster painted a light grey colour and brickwork
- ▶ Ceilings have a bare concrete finish
- ▶ Dark colour engineered wood floor to each office area
- ▶ All services are exposed, with surface-mounted metal conduits serving power and data socket outlets
- ▶ A modern kitchenette with feature island is provided with island seating and feature pendant lights
- ▶ Furniture packages are available

ACCOMMODATION

BUILDING 10

SECOND FLOOR	2,087 Sq Ft	194 Sq M
THIRD FLOOR AND FOURTH FLOOR MEZZANINE*	2,865 Sq Ft	266 Sq M

BUILDING 12

THIRD FLOOR AND FOURTH FLOOR MEZZANINE*	2,865 Sq Ft	266 Sq M
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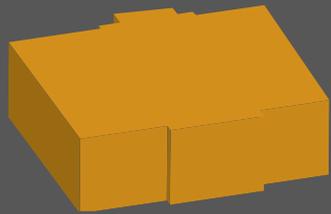
BUILDING 14

THIRD FLOOR	1,226 Sq Ft	114 Sq M
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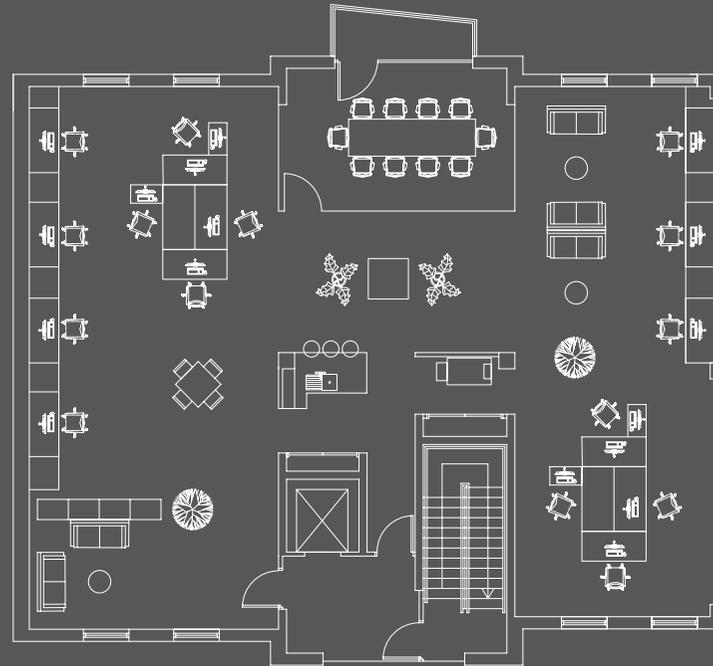
BUILDING 16

GROUND FLOOR	1,443 Sq Ft	134 Sq M
FIRST FLOOR	1,550 Sq Ft	144 Sq M

*The Third and Fourth Floor Mezzanine of Building 10 and Building 12 can be combined to offer 5,730 Sq Ft of office accommodation.



SECOND FLOOR

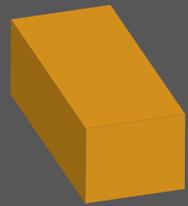


SECOND FLOOR WORKSPACE

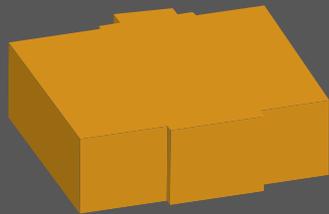
2,087 sq ft

BUILDING 10

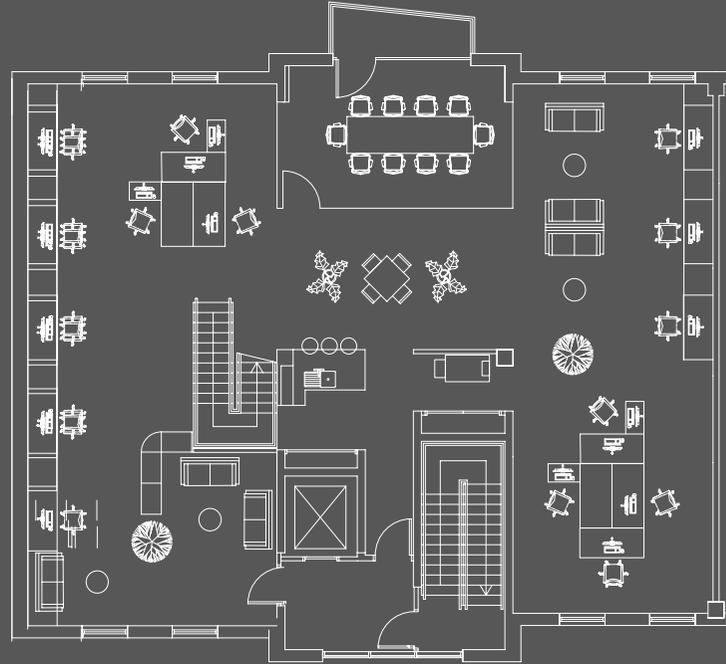
THIRD FLOOR | FOURTH FLOOR



FOURTH FLOOR

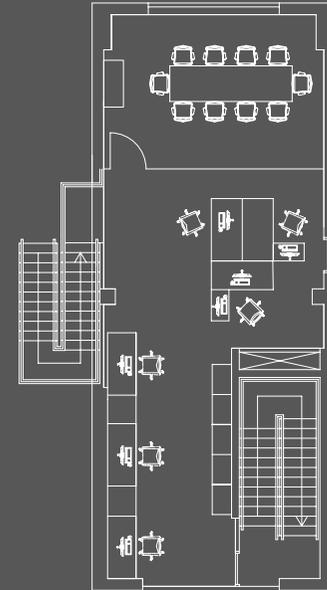


THIRD FLOOR



THIRD FLOOR
WORKSPACE

2,165 sq ft



FOURTH FLOOR
MEZZANINE WORKSPACE

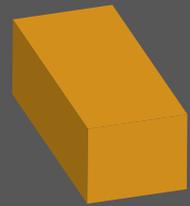
700 sq ft

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

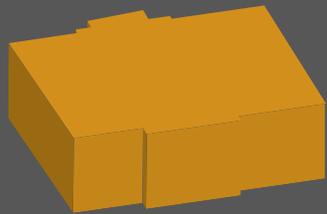
The furniture layouts are for illustrative purposes. Furniture layouts can be changed and furniture packages are available.

BUILDING 12

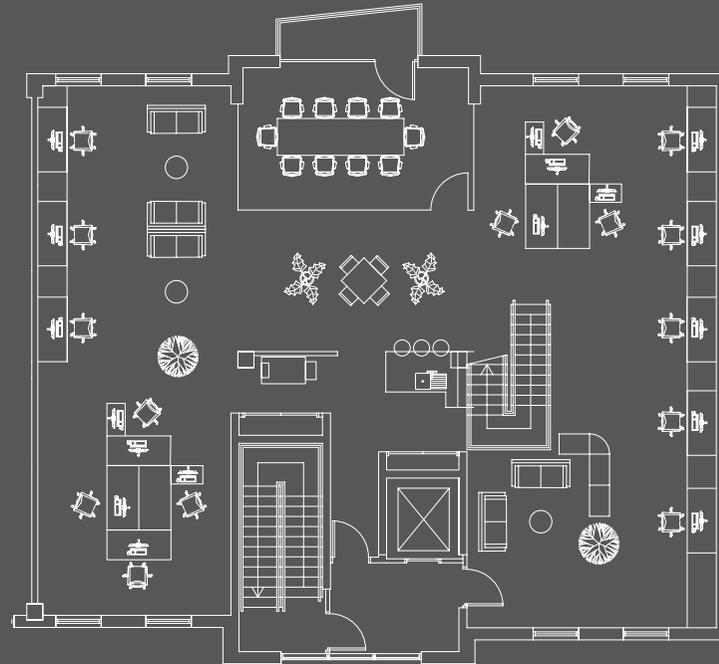
THIRD FLOOR | FOURTH FLOOR



FOURTH FLOOR

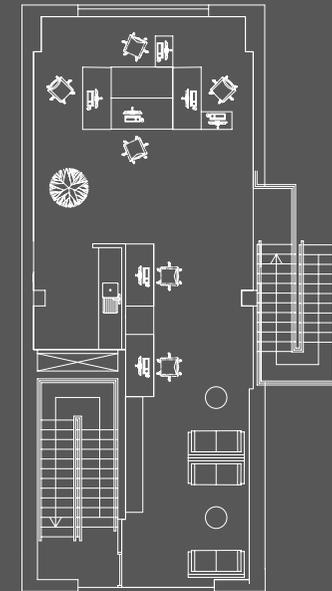


THIRD FLOOR



THIRD FLOOR
WORKSPACE

2,165 sq ft

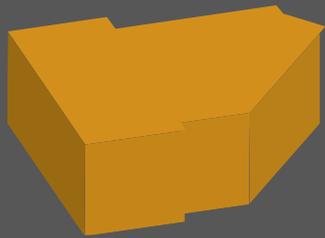


FOURTH FLOOR
MEZZANINE WORKSPACE

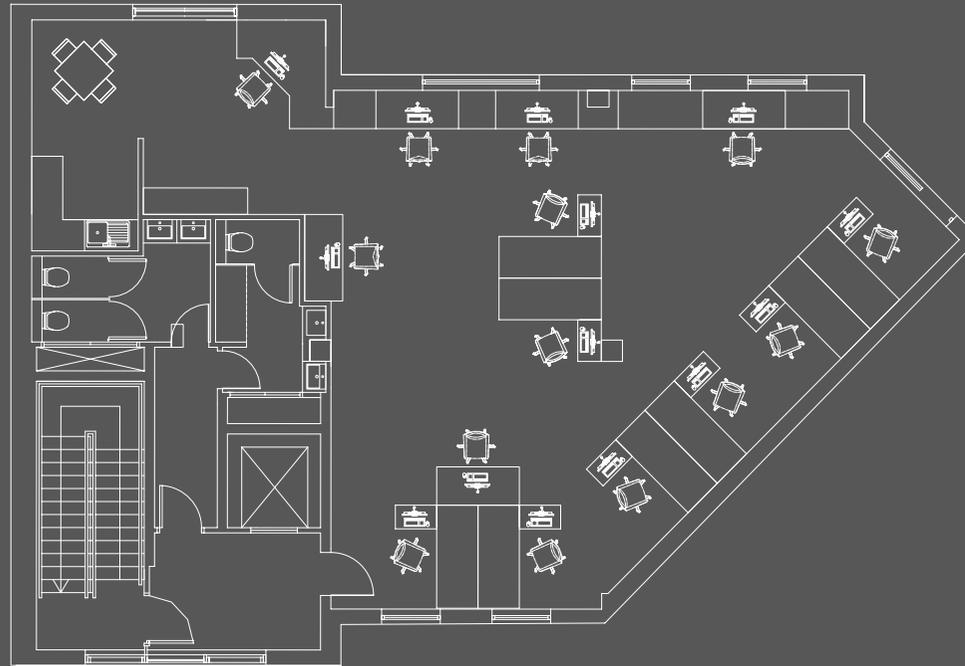
700 sq ft

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THIRD FLOOR

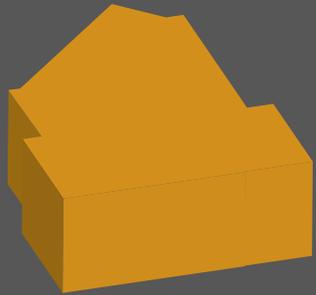


THIRD FLOOR WORKSPACE

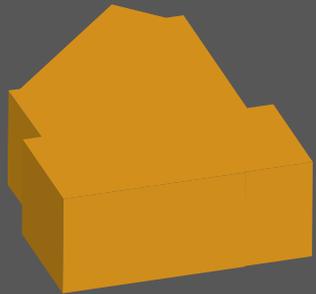
1,226 sq ft

BUILDING 16

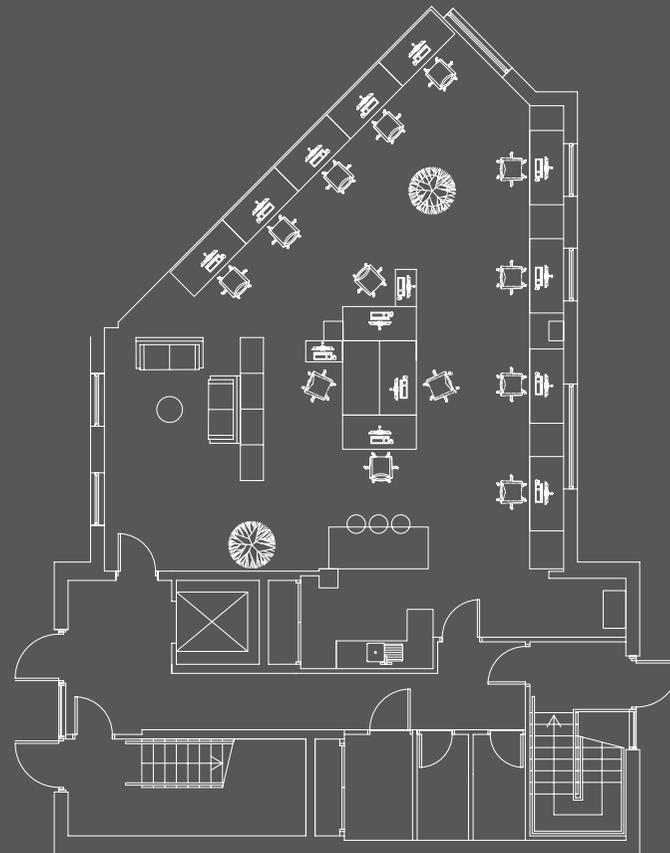
GROUND FLOOR | FIRST FLOOR



FIRST FLOOR

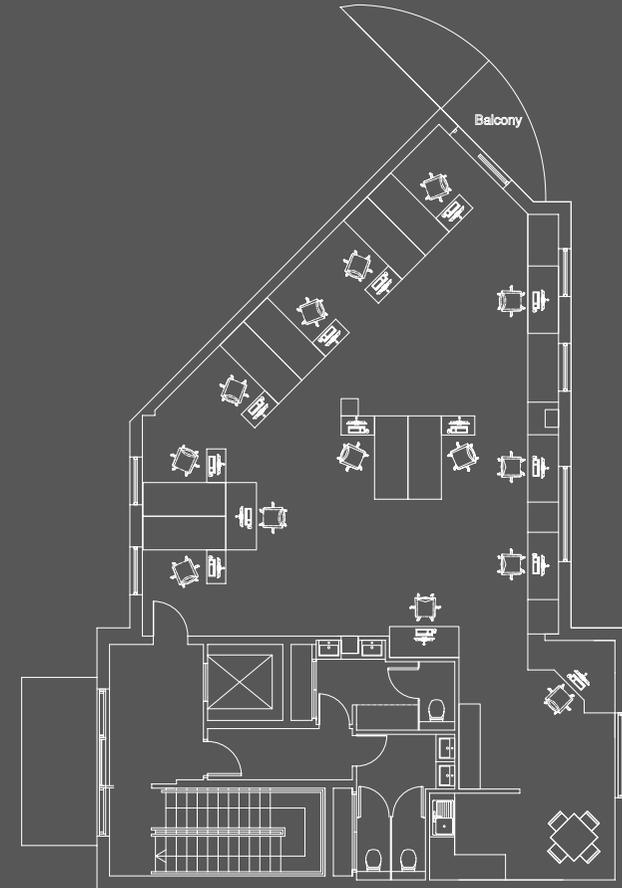


GROUND FLOOR



GROUND FLOOR WORKSPACE

1,443 sq ft



FIRST FLOOR WORKSPACE

1,550sq ft

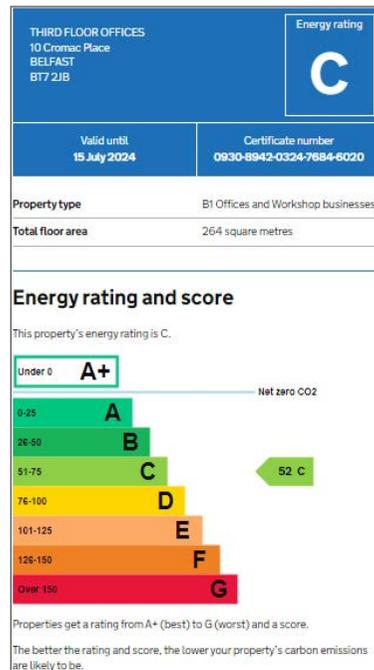
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EPC CERTIFICATES

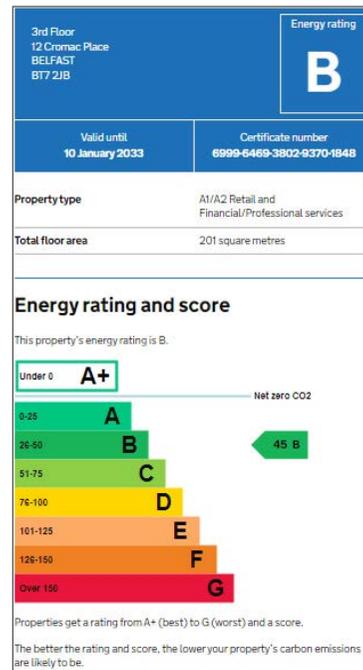
2nd FLOOR 10 CROMAC PLACE



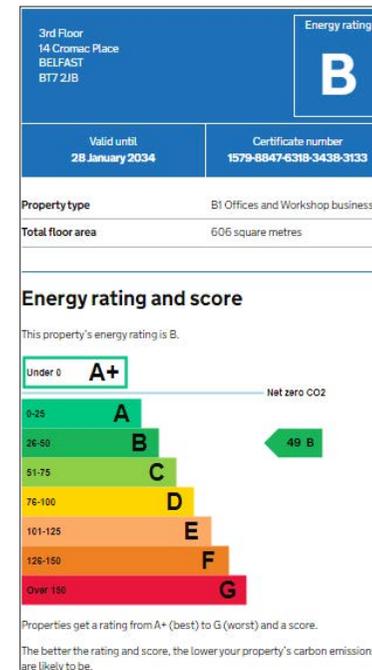
3rd FLOOR 10 CROMAC PLACE



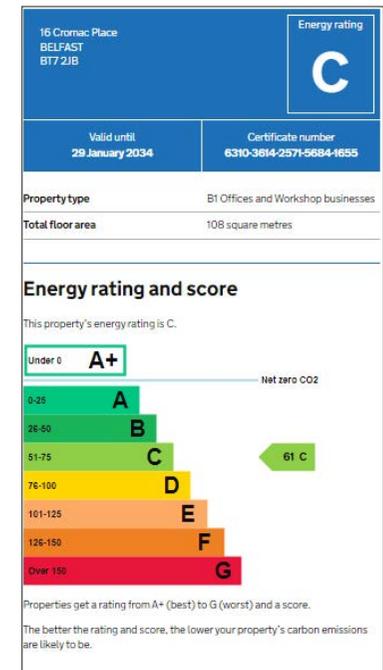
3rd FLOOR 12 CROMAC PLACE

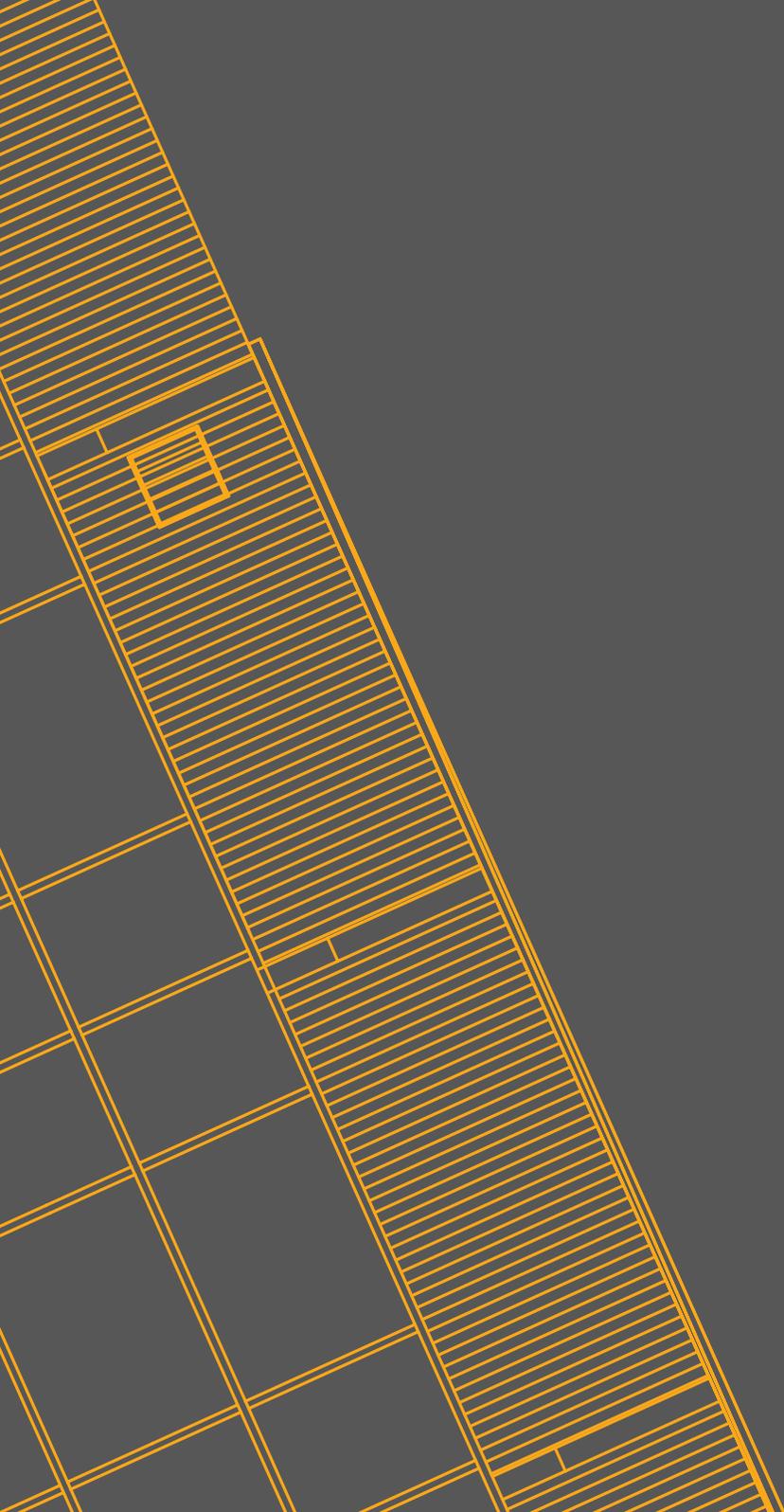


3rd FLOOR 14 CROMAC PLACE



GROUND & 1st FLOOR 16 CROMAC PLACE





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