

# RETAIL/OFFICE UNITS TO LET

QUAY GATE, STATION STREET, BELFAST, BT3 9DA

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# RETAIL/OFFICE UNITS TO LET

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## Key Benefits

- Modern retail/office space in a high profile location
- Excellent transport links
- Situated adjacent to the M3 motorway offering excellent transport links to all airports, ports and towns of Northern Ireland.

## Location

The Quay Gate building is in immediate proximity to the SSE Arena. It is situated on Station Street which acts as the gateway to the Titanic Quarter, which has commenced Phase I of Europe's largest regeneration programme. In total the area will accommodate up to 3,300 dwellings, 180,000 Sq M of employment space and a new Metropolitan College Belfast education campus with in excess of 16,000 full and part time students. Titanic Belfast has also recently opened and dramatically increased both pedestrian and vehicular traffic in the area.

## Description

Excellent lower ground floor retail / office\* / showroom\* units with additional space at upper ground floor level. These new premises enjoy high vehicular and pedestrian traffic flows during the day and evening alike. There is a small amount of short-stay parking to the front of the units (ideally suited for customer parking) as well as several public car parks in the immediate vicinity.





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## Tenure

Term	Negotiable
Repairs	Full repairing and insuring terms
Service Charge	Will be levied to cover the costs of upkeep, maintenance of common areas, buildings insurance, Landlords management fees, etc.
Rates	Tenants will be liable for rates, the premises rateable value will be assessed upon completion

## Accommodation

Unit	Ground Floor	Upper Ground	Total Area	Rental
1	Occupied by Campbell Stafford Solicitors and Adhaus Media			
2	Occupied by Exsell			
3	789 Sq FT	635 Sq Ft	1,424 Sq Ft	£16,000 pax
4	658 Sq Ft	618 Sq Ft	1,276 Sq Ft	£15,000 pax
5	Occupied by A McLean Bookmaker			

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the Unit 3 is £13,100 & unit 4 is £11,800. Therefore the estimated rates payable for the unit 3 for 2024/25 is £7,852 & unit 4 is £7,072.

## VAT

The building is registered for VAT so VAT is payable on rent, service charge etc.

## AML

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



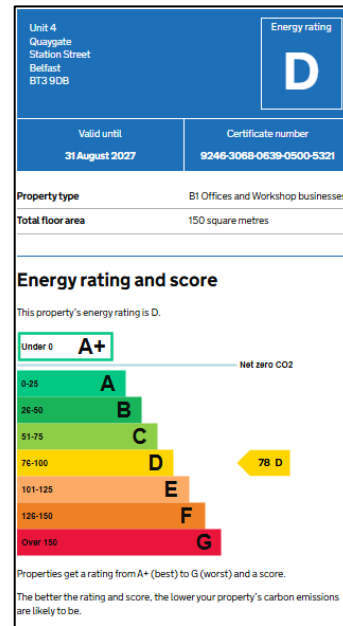
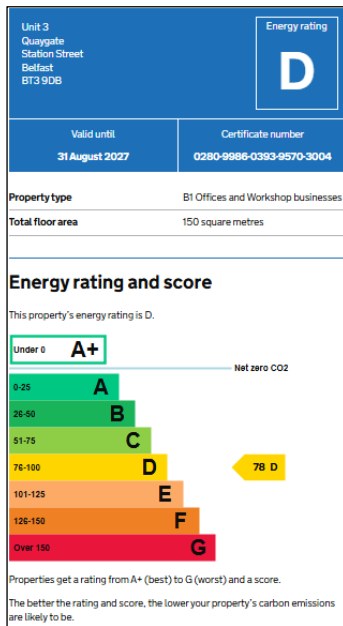
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## EPC

The units have been rated D-78 under EPC regulations.

A copy of the EPC Certificates are available below and can be made available on request.



## Contact Us

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