

TO LET

**7th Floor, Victoria House,
15-27 Gloucester Street,
Belfast, BT1 4LS**



Modern Grade A Offices

Property Highlights

- Excellent City Centre location.
- Fully fitted accommodation extending to approximately 5,790 sqft (538 sqm).
- Ease of set-up.
- Short term and long term availability.

For more information, please contact:

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Location

Victoria House is located within the heart of Belfast City Centre in close proximity to the City Centre retail core and Victoria Square Shopping Centre. Laganside Law Courts and The Bar Library are close by.

Prominently located on Gloucester Street, this modern Grade A office building is equi-distant between Lanyon Place Rail Station and the Europa Bus & Rail Centre.

There is an abundance of both public and private surface car parking in the general area, as well as an NCP multi-storey carpark only metres away and a Q-Park at Victoria Square Shopping Centre.

Description

Victoria House is a striking modern office building benefitting from curtain wall glazing offering an abundance of natural light.

The building is arranged over ground and ten upper floors of Grade A accommodation. The floorplate size is a popular size in terms of requirements but also unique in that there are no internal structural columns interrupting the open plan floor plates thereby maximising the efficiency of the floor space.

The accommodation was fitted out a number of years ago and offers fully fitted turnkey office accommodation to suit any incoming tenant.

Specification includes:

- Feature Entrance Foyer.
- On-site concierge.
- 2no. high speed passenger lifts.
- Full air conditioning (heating & cooling).
- Raised access floors with carpet coverings.
- Suspended ceilings with integrated lighting.
- WC and Shower facilities

The accommodation is currently configured to provide a reception area, 2no. huddle rooms, 2no. focus rooms, 4no. meeting rooms, boardroom/all heads room, kitchen/breakout area, comms room, WC block and shower room (see plan).

Accommodation

The premises provides the following approximate net internal area:

	Sq Ft	Sq M
7 th Floor Office	5,790	538

Lease Details

Term	Negotiable.
Rent	On Application.
Repairs	Full repairing terms.
Service Charge	Levied to cover external repairs, maintenance of the common parts and management of the building.
Insurance	Tenant to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.

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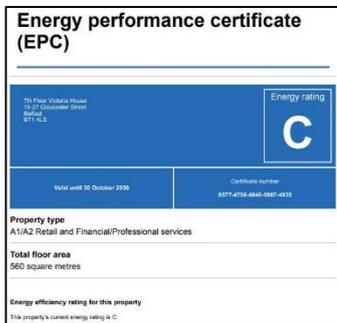
NAV

We have been advised by Land & Property Services that the Net Annual Value is £60,800 resulting in rates payable of approximately £32,720 (£5.65 per sqft) for the year 2020/21, based on Rate in £ of 0.538166.

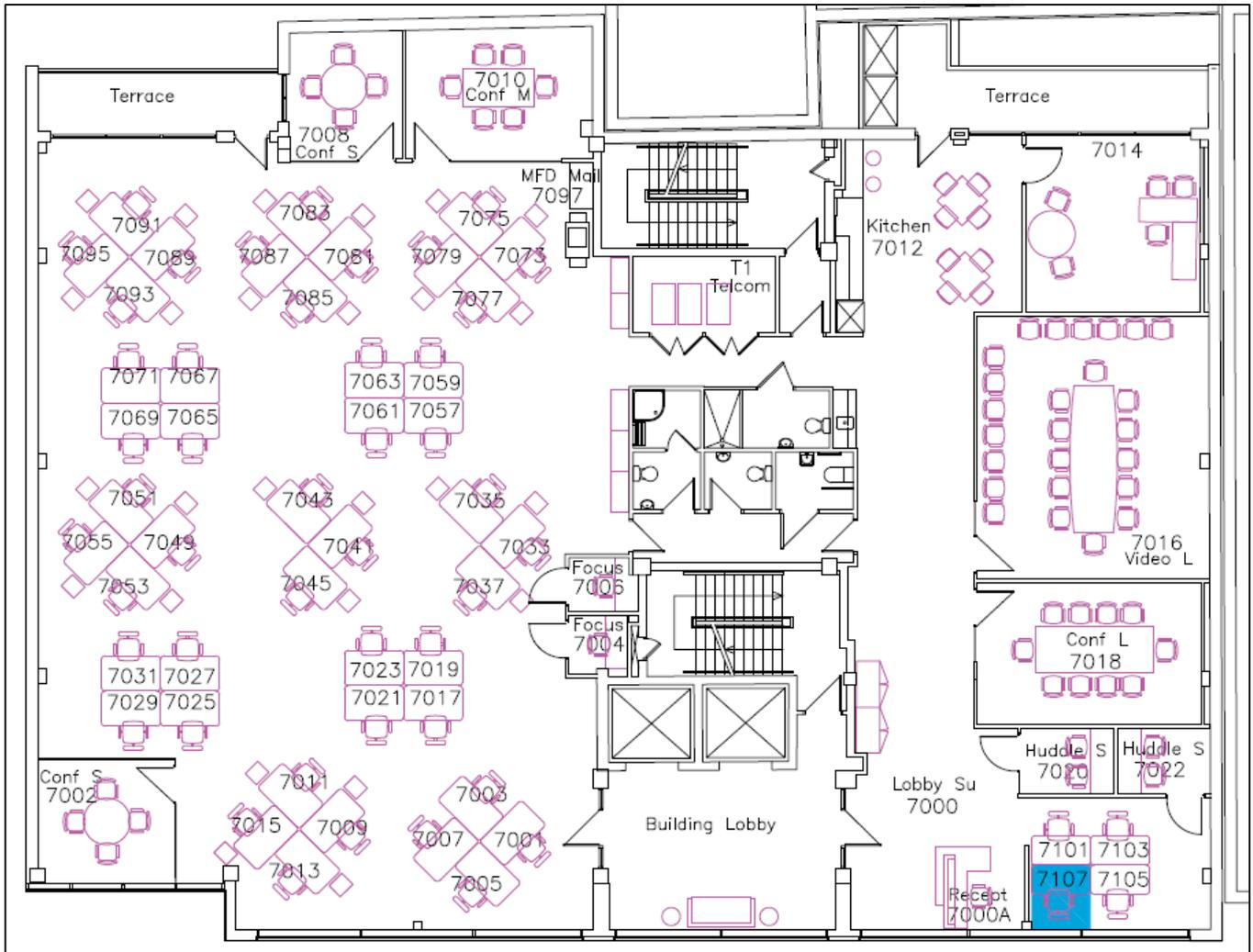
VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

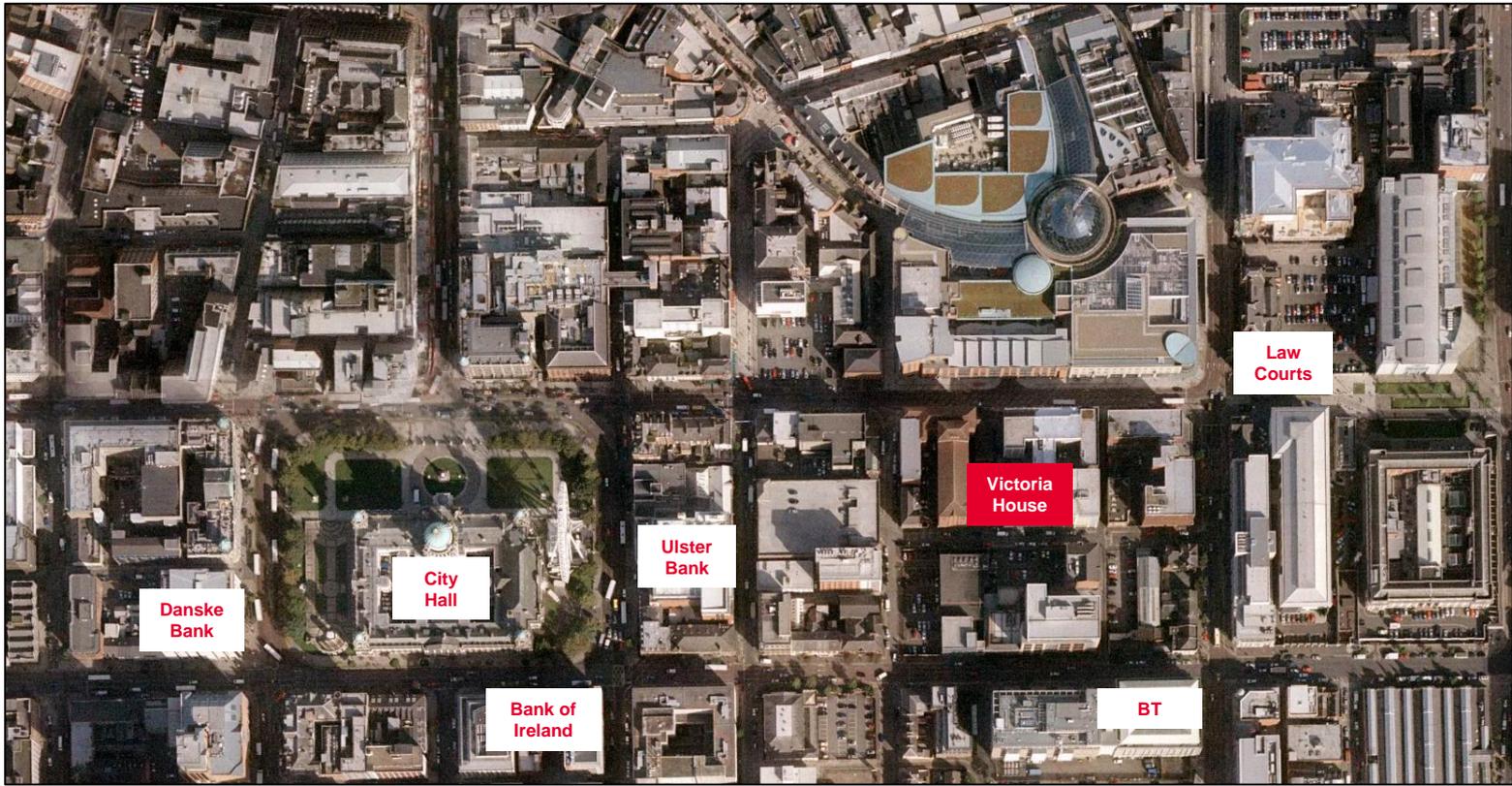
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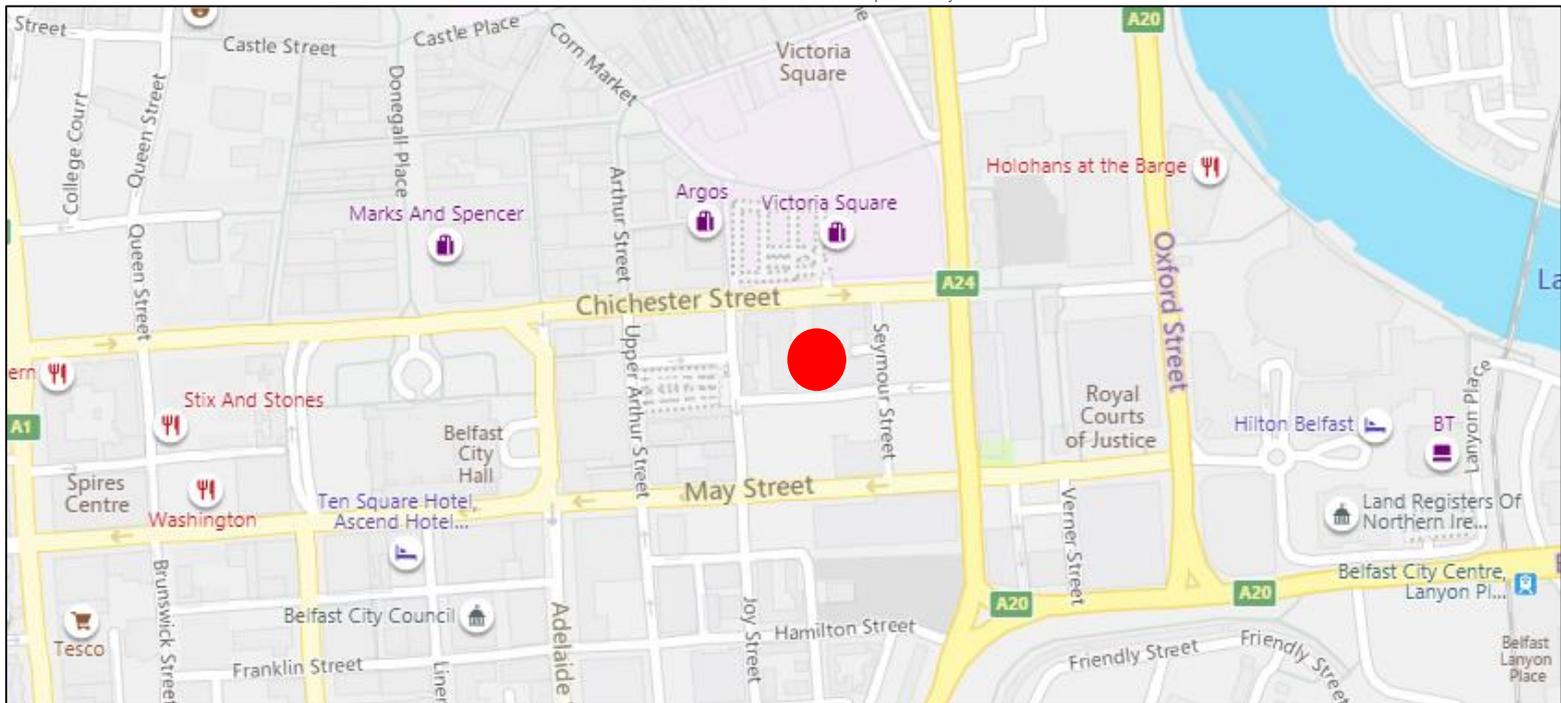
Not to Scale – For Indicative Purposes Only



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