

FOR SALE / TO LET

UNIQUE CITY CENTRE OFFICE / STUDIO SPACE

The Gas Office, 12 Cromac Quay, Ormeau Gasworks, Belfast, BT7 2JD



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Location

Located at the corner of Cromac Street and Ormeau Road opposite Ormeau Avenue, it provides ease of access to the main retail pitch at Donegall Place as well as the Law Courts on Chichester Street and City Hall.

It is equidistant to Lanyon Place rail station and the new Belfast Transport Hub at Weavers Cross. Furthermore access to Lanyon Place station is via the attractive Lagan River towpath.

Description

The subject property comprises part of the former Gas Office building which is a landmark building within the Gasworks business park and has strategic frontage to both the Ormeau Road and the business park itself.

The accommodation which has been recently refurbished to a very high standard, is accessed via a ground floor entrance from the business park with a modern lift to the upper floors as well as the original Victorian Entrance and Staircase direct from Ormeau Road.

The 1st floor provides a reception area, boardroom, meeting room, open plan office and two private offices whilst the 2nd floor provides further open plan office space, comms room, kitchen and WC facilities. Internal finishes include:

- Plastered & painted walls.
- Suspended & plastered ceilings with recessed & pendant LED lighting.
- Carpeted floors (raised accessed at 2nd floor).
- Perimeter trunking and floor boxes for power & data.
- Air-conditioning throughout.
- Abundant natural light.

The property also benefits from 12 exclusive onsite car parking spaces.

Accommodation

The premises provides the following approximate internal areas:

Description	Sq Ft	Sq M
Ground Floor	153	14.20
First Floor	3,776	350.80
Second Floor	2,090	194.20
Total	5,866	545.00

Lease Details

Term	By Negotiation.
Rent	£110,000 pax.
Repairs & Insurance	Full Repairing & Insuring Terms.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts of the building and estate.

Title

The property is held by way of a Long Lease for a term of 250 years from 2002, subject to a ground rent of approximately £8,125 pax (subject to review).

Price

Offers over £1,250,000 (One Million, Two Hundred & Fifty Thousand Pounds) exclusive, subject to contract.

NAV

We have been advised by Land & Property Services that the NAV is £57,600 resulting in rates payable of approximately £31,285 for 2021/22 based on Rate in £ of 0.543147.

VAT

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

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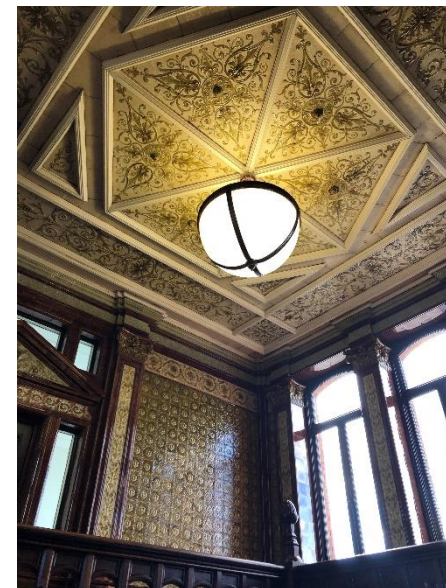
Business Park entrance



Entrance from Ormeau Road



Internal entrance features



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Excellent open plan floor space



Boardroom with views over Ormeau Avenue



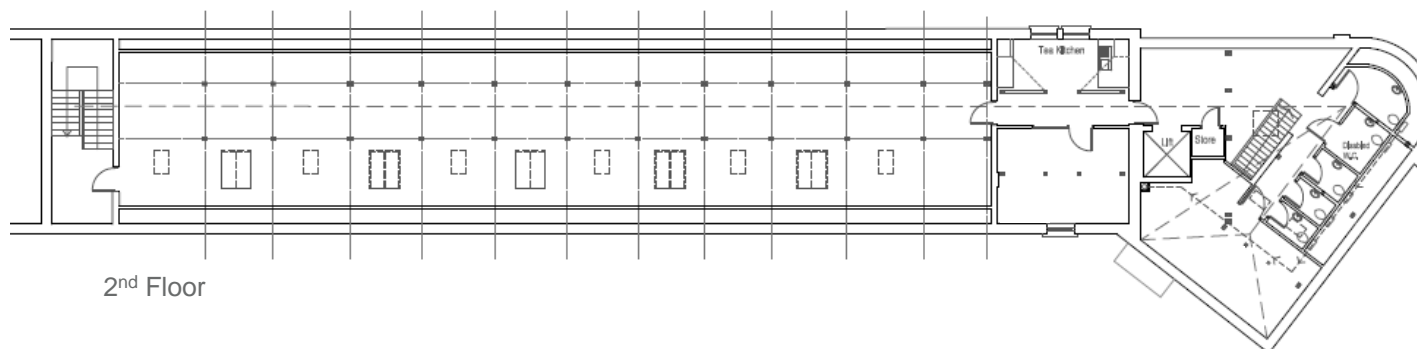
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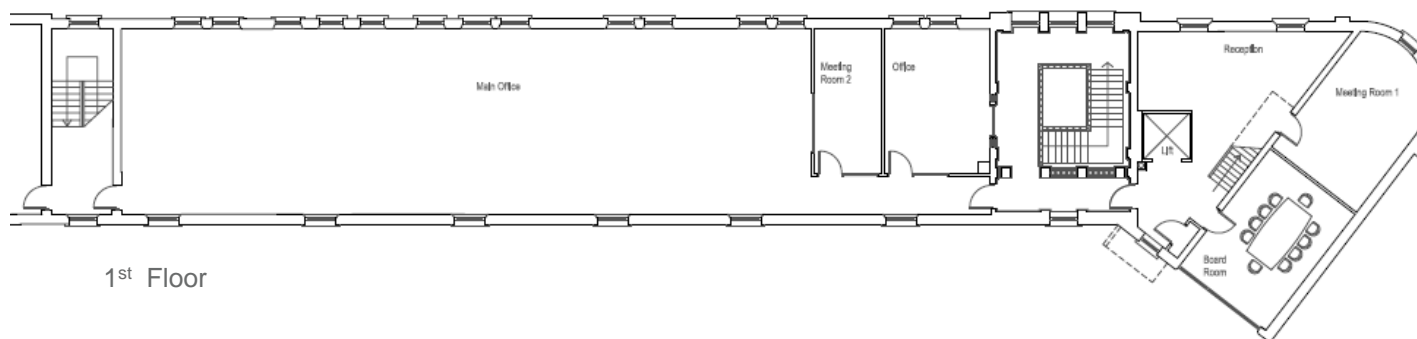
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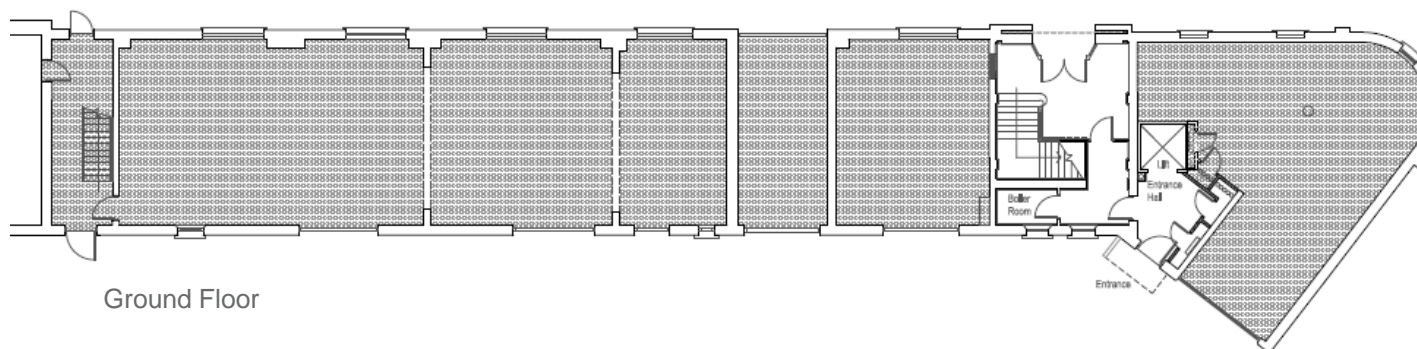
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2nd Floor



1st Floor



Ground Floor

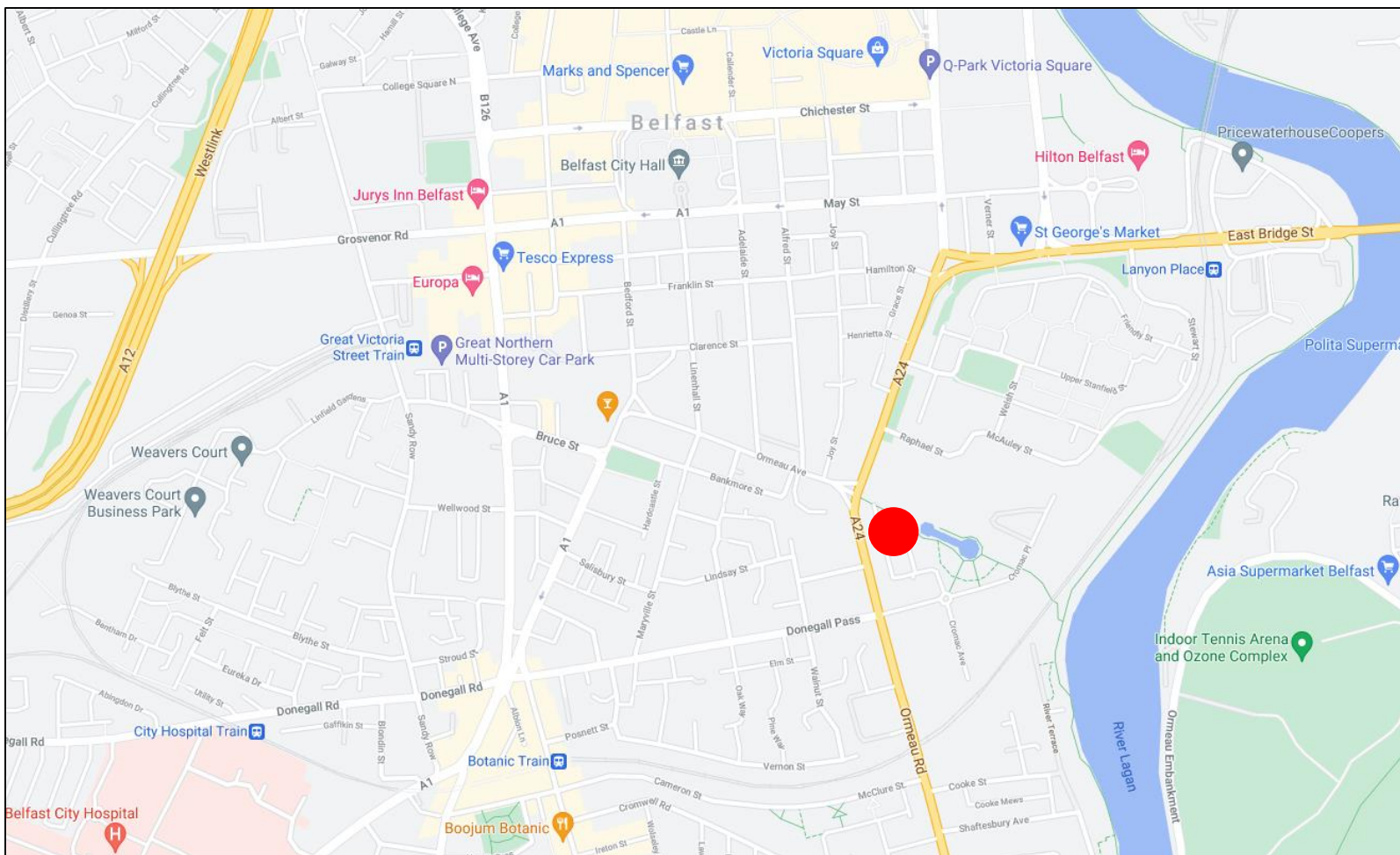
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Not to Scale / For Identification Purposes Only

For more information, please contact:

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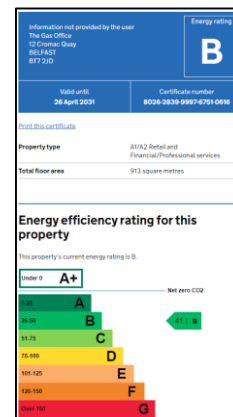
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