

FOR SALE/TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



GROUND FLOOR OFFICE
SUITE WITH CAR
PARKING

10 CROMAC QUAY
BELFAST
BT7 2JD

c. 69 M² (742 FT²)

CONTACT:

Brian Wilkinson

E: bw@mckibbin.co.uk

MCKIBBIN PROPERTY CONSULTANTS

Callender House

58-60 Upper Arthur Street

Belfast BT1 4GJ

T: 02890 500100

E: property@mckibbin.co.uk

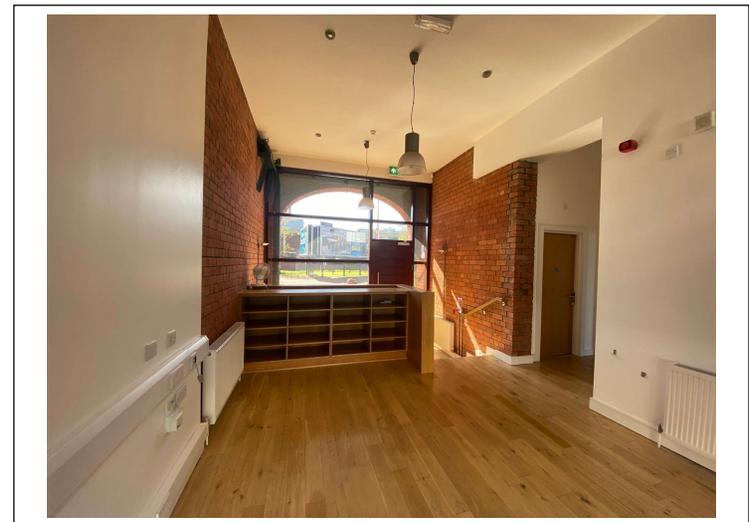


For Sale/To Let

10 Cromac Quay, Belfast, BT7 2JD

DESCRIPTION

- Ground floor office of approximately 69 m² (742 ft²) which is located within the 2-storey former Gas Office building at 4-14 Cromac Quay which is a Grade A Listed building constructed in 1888.
- The building, which fronts onto the Ormeau Road and is within the Gasworks Business Park, is dominated by the impressive Clock Tower to the south elevation. The structure was converted and substantially refurbished in the early 2000's to provide ground and first floor office accommodation, while one unit is currently in use as a coffee shop.
- The subject office has access from both the Ormeau Road and Gasworks and is currently sub-divided to provide ground floor reception and open plan office with high ceilings, kitchen and accessible WC facilities. Externally there is surface parking for c. 2 cars.
- The building, which retains many of its original features, is finished to a high specification throughout to include wooden/carpet tile floor coverings, mix of original red rustic brick walls and plastered and painted walls and plastered and painted ceilings with gas fired central heating and Cat 5 cabling.



For Sale/To Let

10 Cromac Quay, Belfast, BT7 2JD

LOCATION

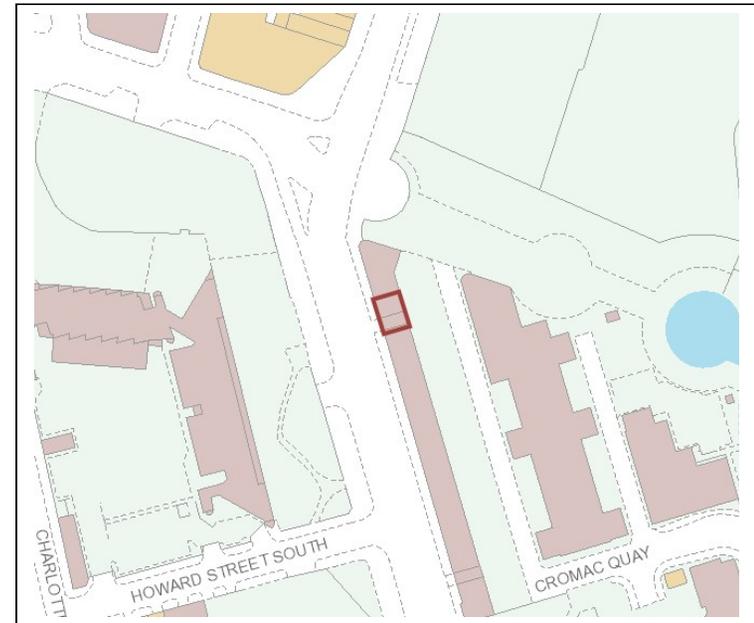
- The ground floor office is located within the former Gas Office building which is located to the east side of Ormeau Road within the Gasworks Business Park. The Gasworks is regarded as one of the premier business/office parks in Belfast and is located approximately 5 minutes walk from Belfast City Hall.
- The Gasworks development comprises over 500,000 sq ft of office space with occupiers including FinTrU, Herbert Smith Freehills LLP, Lloyds Banking Group, Deloitte, Alliance Plc as well as a 4 Star Radisson Blu Hotel. The site occupies an accessible location on the edge of Belfast City Centre and is in close proximity to the city's main transport hubs of Lanyon Place Railway Station and Great Victoria Bus and Rail Station.
- Belfast is the capital City of Northern Ireland and the main administrative, commercial and judicial centre for the Province. As the second largest City in Ireland by population and 60% of the Northern Ireland population lives within a 40 minute drive time of the City, Belfast has good communication links with the west and south of the Province via the M1 Motorway network and with the north and east of the Province via the M2 Motorway. The City has a rail network, 2 airports, sea ports along with city and provincial bus services.

TITLE

The premises are held Long Leasehold for a term of 250 years from 21st May 2004, subject to ground rent. We understand that the ground rent and service charge payable to the Head Landlords is currently £2,528.70 per annum.

ACCOMMODATION

| All Ground Floor | Area |
|--------------------------------|--|
| Reception/Office 1 | c. 25.45 m ² (274 ft ²) |
| Office 2 | c. 36.81 m ² (396 ft ²) |
| Kitchen | c. 6.73 m ² (72 ft ²) |
| Accessible WC | |
| Total Net Internal Area | c. 68.99 m² (742 ft²) |



For Sale/To Let

10 Cromac Quay, Belfast, BT7 2JD

LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£12,500 per annum, exclusive.

Rent Reviews:

Upwards only on fifth anniversary.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

Service Charge:

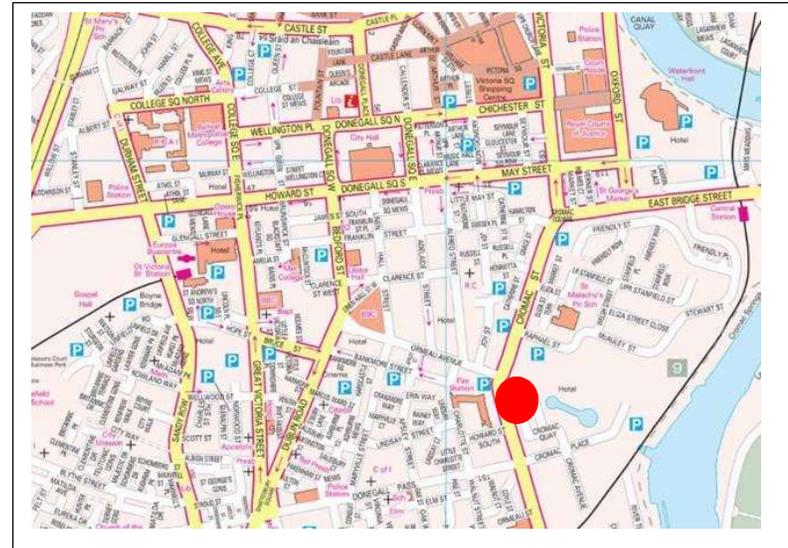
Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, management fees and any other reasonable outgoings of the Landlord and Head Landlords.

VAT

All prices, rentals and outgoings are exclusive of but may be liable to Value Added Tax.

PRICE

Price on application.

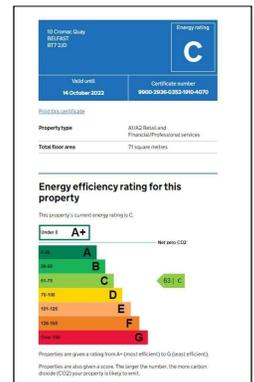


RATES INFORMATION

NAV = £7,100
Rate in £ 2021/22 = 0.543147
Rates Payable 2021/22 = £3,085
(including 20% Small Business Rates Relief)

Prospective tenants should make their own enquiries with Land & Property Services.

EPC



McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS
Callender House 58-60 Upper Arthur Street Belfast BT1 4GJ
T: 02890 500100 E: property@mckibbin.co.uk

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100