

TO LET



**GROUND & FIRST FLOOR
OFFICE SUITES**

**4 & 4B CROMAC QUAY
GASWORKS
ORMEAU ROAD
BELFAST
BT7 2JD**

SUITE 1 AGREED

SUITE 2 c. 223 M² (2,400 FT²)

CONTACT:

Brian Wilkinson
E: bw@mckibbin.co.uk

Scott Lawther
E: sl@mckibbin.co.uk

MCKIBBIN PROPERTY CONSULTANTS
One Lanyon Quay
Belfast
BT1 3LG

T: 02890 500100
E: property@mckibbin.co.uk



TO LET

DESCRIPTION

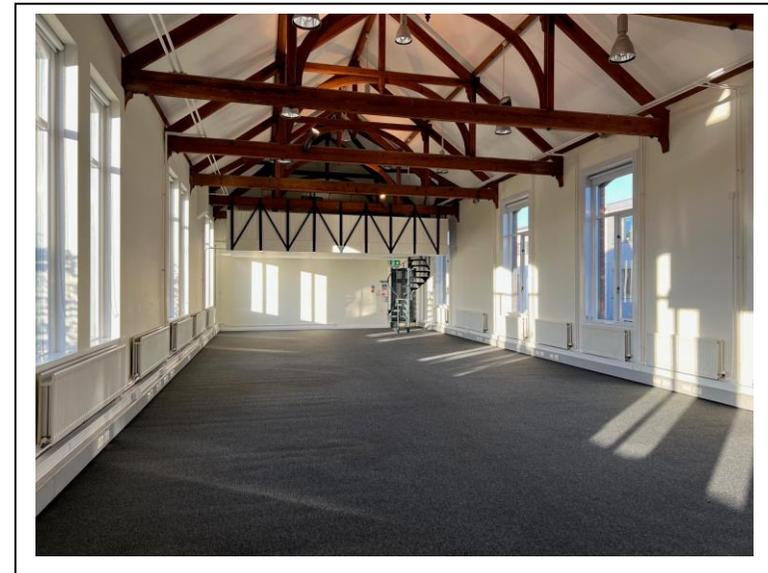
- The subject comprises 2 no. office suites, located within the 2-storey former Gas Office building at 4-14 Cromac Quay which is a Grade A Listed building constructed in 1888 and substantially refurbished in the early 2000's to provide ground and upper floor office accommodation.
- The ground floor office suite was until recently in use as a coffee shop, however, also benefits from planning for office use and own door access.
- The first floor office suite has secure intercom access from the Gasworks, leading to open plan office and is finished to include:-
 - carpeted floor coverings,
 - plastered and painted walls,
 - vaulted ceiling with exposed timber roof trusses and hanging fluorescent lighting units,
 - gas fired central heating and perimeter trunking.
- In addition, there are two mezzanine floor areas, accessed via feature metal staircases.
- The suites can be let together or independently, subject to agreed terms.

LOCATION

- 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.

GROUND & FIRST FLOOR OFFICE SUITES

4 & 4B Cromac Quay, Gasworks, Ormeau Road, Belfast



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ACCOMMODATION

SUITE 1	AGREED	Area
Frontage to Cromac Quay		- c. 10.25 m (33' 8")
Café		- c. 70.00 m ² (750 ft ²)
Lobby, toilet & wash hand basin		

SUITE 2	Area
Ground floor Entrance Lobby	
First Floor Open Plan Office	- c. 175 m ² (1,883 ft ²)
Mezzanine 1	- c. 24 m ² (258 ft ²)
Mezzanine 2	- c. 24 m ² (258 ft ²)
Net Internal Area	- c. 223 m² (2,400 ft²)

LEASE DETAILS

Term:

5 or 10 years.

Rent:

On application.

Rent Reviews:

5 yearly, upwards only.

Repairs & Insurance:

Tenant responsible for internal repairs and a service charge to cover the cost of Landlord's insurance premium, maintenance of common areas and external repairs.

VAT

We understand the property is registered for VAT and accordingly, VAT will be charged on the rent and any other outgoings.

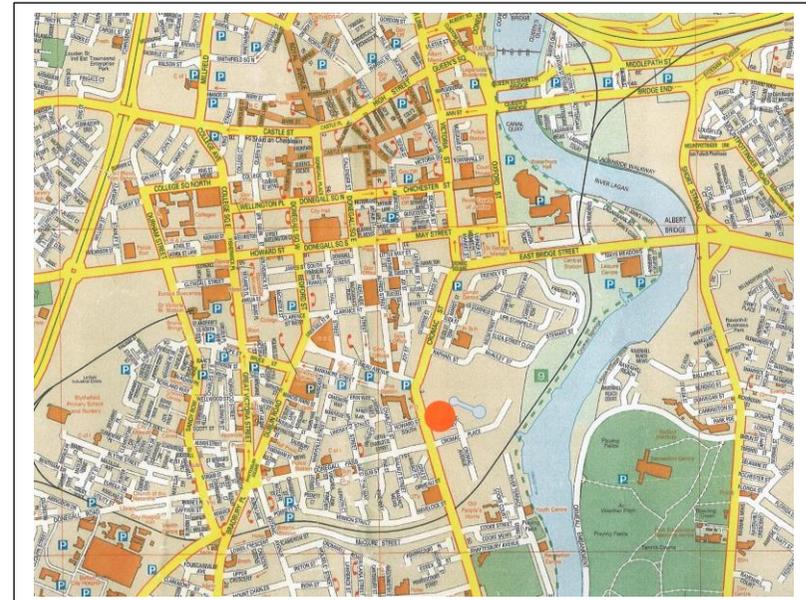
RATES INFORMATION

Land & Property Services advise the Rateable Value is:-

	NAV	Estimated Rates Payable 2023/24
Ground Floor Suite 1	£6,400	£2,780
First Floor Suite 2	£24,000 (Est)	£13,034.40 (Est)

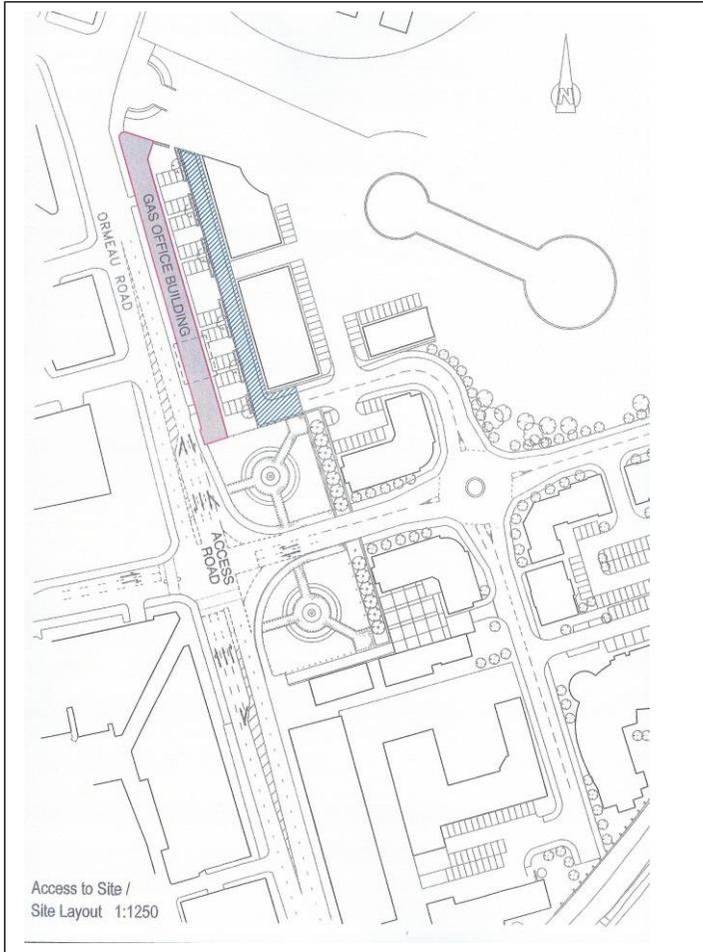
Rate in £ 2023/2024 = £0.572221

LOCATION PLAN

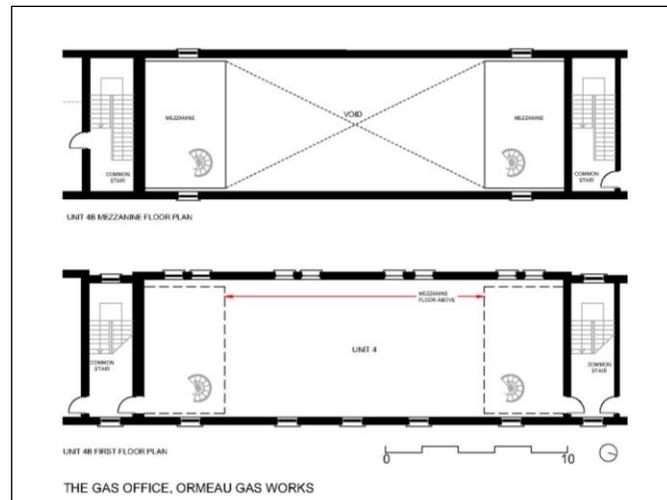
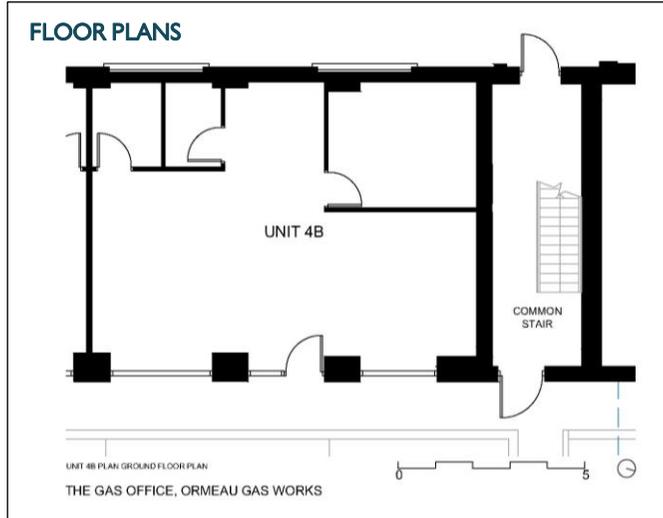


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**NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY**



EPC



McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

One Lanyon Quay, Belfast, BT1 3LG

T: 02890 500100 E: property@mckibbin.co.uk

mckibbin.co.uk

