

**TO LET**

**Ground Floor, Northern Court, 16-18 Gloucester Street, Belfast, BT1 4LS**  
**MODERN, CENTRALLY LOCATED OFFICE SUITE OF 2,130 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Ground floor suite of c. 2,130 sq ft

Ready for immediate occupation

Excellent city centre location

Just minutes' walk from the Law Courts, Victoria Square and City Hall

### LOCATION

Northern Court occupies a prominent corner site at the junction of Gloucester Street and Seymour Street, a short walk from Belfast City Hall, Victoria Square and Belfast's Law Courts.

The immediate area is regarded as a well-established office location and is dominated by a mix of professional office occupiers including Arthur Cox Solicitors, IBM, AON Insurance along with a number of public sector bodies.

There is an abundance of surface and multi-storey car parking in the immediate locality along with an excellent provision of amenities including Victoria Square, bars, restaurants and coffee shops.

The location benefits from excellent connectivity to the wider road, rail and bus networks.

The other occupants in Northern Court include MTB Solicitors and TRG Screen.

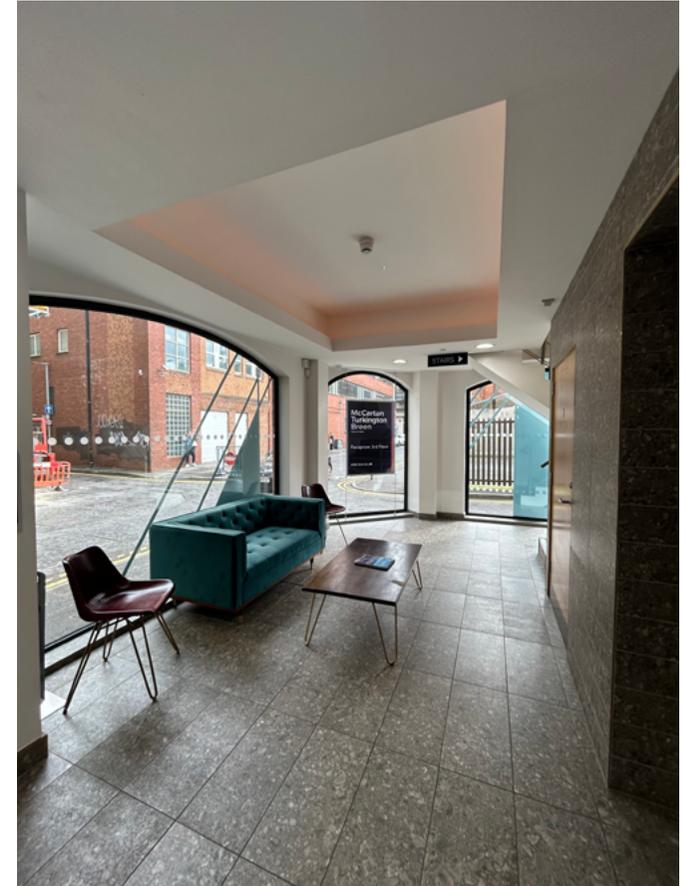
### DESCRIPTION

Northern Court is a modern 5 storey building in Belfast City Centre. The building benefits from a stylish entrance lobby with a passenger lift and bathrooms.

The subject property comprises a light and bright office suite of circa 2,130 sqft on the ground floor.

The office accommodation is open plan with a boardroom and modern kitchenette.

The suite is fitted out with carpeted raised access floors, suspended ceilings with recessed lighting and painted walls. The suite benefits from a private entrance lobby with CCTV and the ability to install an intercom.



**Building Foyer**

### **ACCOMMODATION**

The suite measures approximately 2,130 sqft (197.96 sqm).

### **RENT**

£17.50 psf.

### **TERM**

By way of negotiation.

### **REPAIRS & INSURANCE**

The space will be let on full repairing and insuring terms by way of service charge recovery.

### **SERVICE CHARGE**

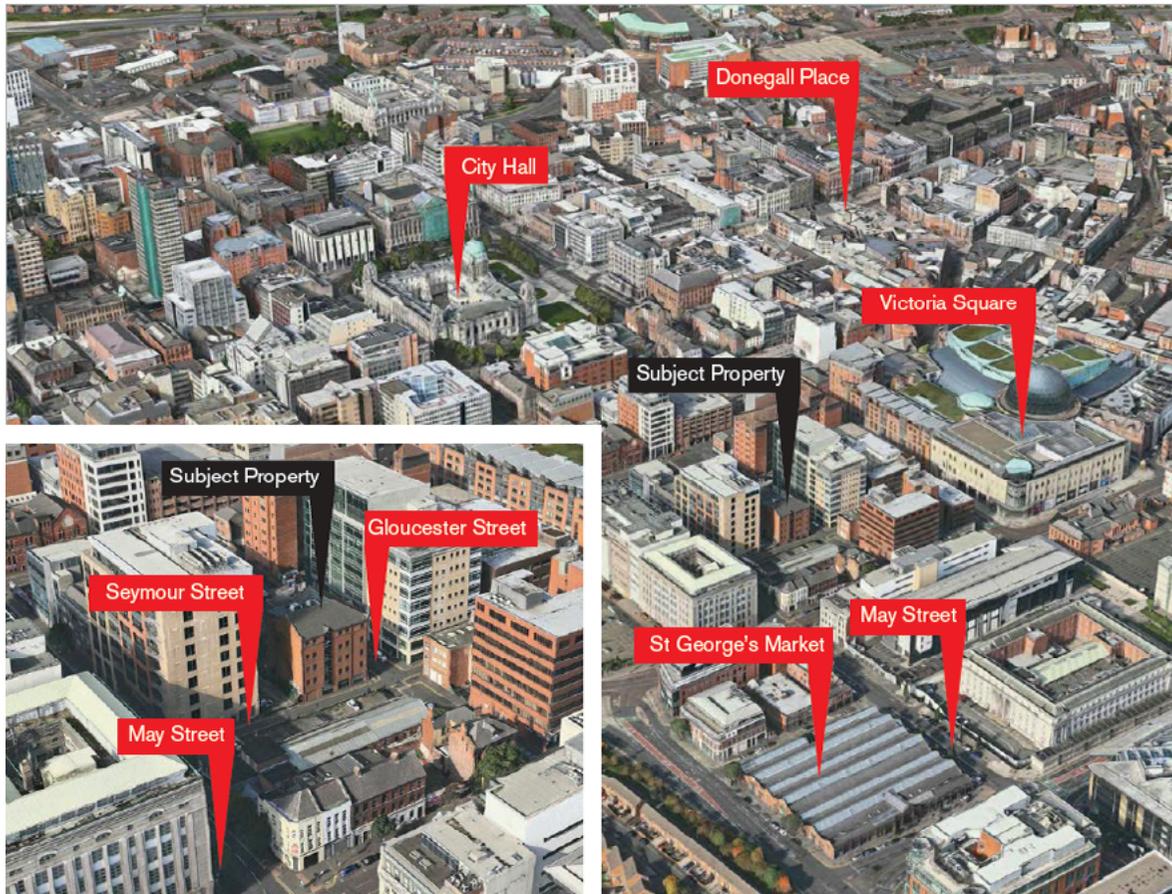
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

This is currently circa £2.68 per square foot for the 2023/2024 Service Charge Year.





## LOCATION

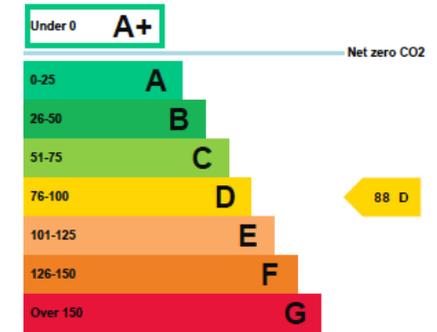


## RATES

NAV	£27,100
Rate in the £	£0.599362
Rates payable 2024/25	£16,243

## EPC

The property has an Energy Efficiency rating of D88. The full Certificate can be made available upon request.



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

**Lynn Taylor:**  
028 9050 1556 / 07813 020 181  
[ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)

### Lisney Commercial Real Estate

3rd Floor, Montgomery House,  
29-33 Montgomery St., Belfast, BT1 4NX  
Tel: 028 90 501 501  
Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)

[lisney.com](https://www.lisney.com)   

Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

