

JOINT AGENTS

CBRE NI

PART OF THE AFFILIATE NETWORK

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FOR SALE / TO LET

Floors 4-9, 14-18 Great Victoria Street, Belfast BT2 7BA

City Centre Office Accommodation ranging from 3,243 sq ft (301 sq m) to 20,693 sq ft (1,922 sq m)

Suites available on a floor-by-floor basis

PROPERTY SUMMARY

- 14–18 Great Victoria Street is situated within Belfast's City Centre's prime Central Business District.
- The Europa Hotel, the new Belfast Grand Central Station and Weavers Cross Development are all situated within the immediate vicinity.
- The premises comprises of a purpose built 10 storey office building developed in the early 2000's.
- Each floor is finished to a good standard and ranges from 3,243 sq ft (301.28 sq m) to 3,490 sq ft (324.20 sq m).
- EPC Rating of B32.
- Each floor comprises typically of an open plan office area, meeting rooms/private offices, kitchen facilities and toilets located in the common core.
- We are instructed to seek offers in excess of **£325,000 per floor** for our client's interest exclusive VAT.
- The subject is also available to let at **£14.00 per sq ft** exclusive of VAT.



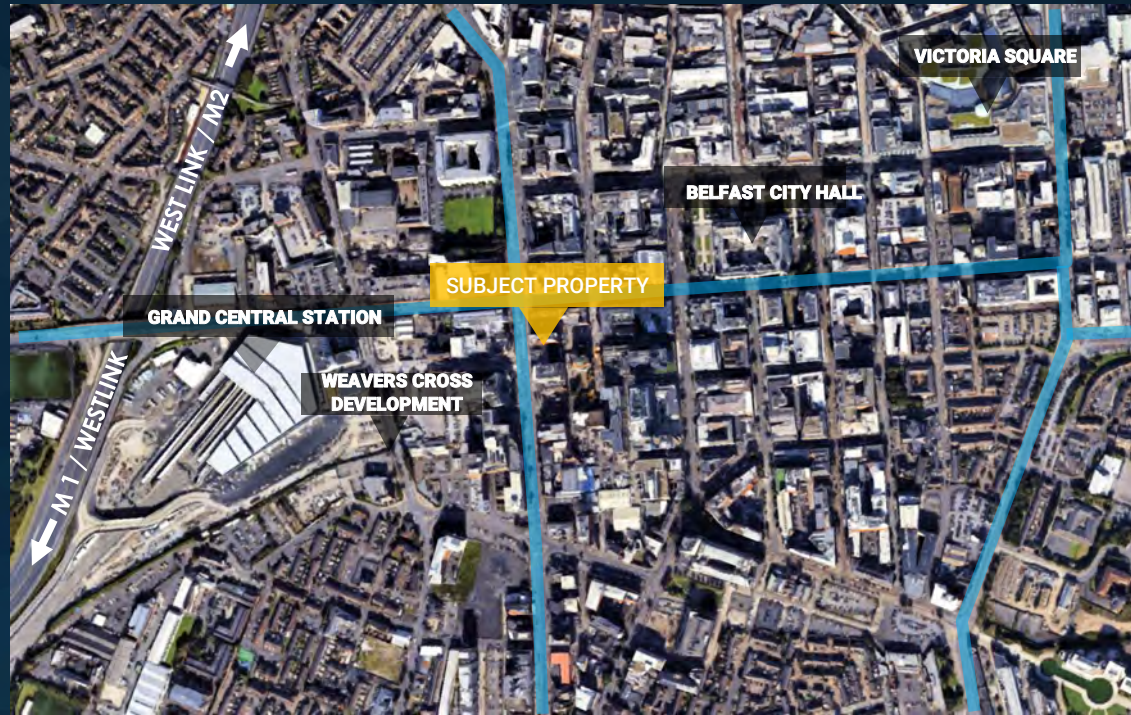
LOCATION

14 – 18 Great Victoria Street is located within Belfast's City Centre's prime Central Business District.

The immediate area is one of Belfast's main thoroughfares and arterial routes being only a short distance from the City Hall and the Central Business District.

As the capital of Northern Ireland Belfast has an excellent infrastructure network via the M1 and M2 Motorways in addition to four railway stations, two airports and an ever improving public transport service.

Also within close proximity will be the new Weavers Cross Development, a site with potential for 1.3M sq ft of mixed use office, life sciences, residential, student housing, hotels and retail / leisure space.



C. 5 MINS WALK TO
BELFAST CITY CENTRE



CONNECTIVITY

M1 & M2 MOTORWAYS
ARE ACCESSED WITHIN 2
MINUTES VIA WESTLINK



PUBLIC TRANSPORT

REGULAR BUS / METRO
SERVICES IN CLOSE
PROXIMITY



C. 15 MINS DRIVE TO

BELFAST GEORGE BEST
CITY AIRPORT

DESCRIPTION

14-18 Great Victoria Street is an impressive 10 storey building fitted to a Grade A standard to include:

- Open plan office with meeting rooms / private offices
- Kitchen facilities
- WC facilities (within common areas)
- Manned reception foyer
- 2 No. 10 person passenger lifts
- Raised access floors
- Plastered and painted walls
- Suspended ceilings
- Recessed LED lights
- Recessed heating, ventilation and air conditioning

SUITES AVAILABLE ON A FLOOR-BY-FLOOR BASIS





ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
FOURTH FLOOR	324.20	3,490
FIFTH FLOOR	324.20	3,490
SIXTH FLOOR	324.20	3,490
SEVENTH FLOOR	324.20	3,490
EIGHTH FLOOR	324.20	3,490
NINTH FLOOR	301.28	3,243
TOTAL	1,992.28	20,693

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LEASE DETAILS

RENT:	£14.00 per sq ft exclusive of VAT
TERM:	Negotiable
SERVICE CHARGE:	The service charge is currently estimated to be £6.59 per sq ft

SALES DETAILS

PRICE:	We are instructed to seek offers in excess of £325,000 per floor exclusive of VAT
TITLE:	Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

RATES PAYABLE

DESCRIPTION	NAV	ESTIMATED RATES PAYABLE
FOURTH TO SEVENTH FLOOR	£181,000	£108,484.52
EIGHTH FLOOR	£53,300	£31,945.99
NINTH FLOOR	£40,400	£24,214.22

VAT

We are advised that the property is elected for VAT.

EPC

Each floor has an EPC Rating of B32.

NEIGHBOURING OCCUPIERS



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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

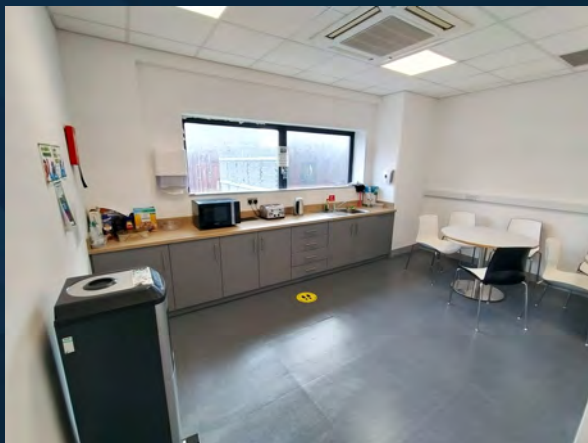
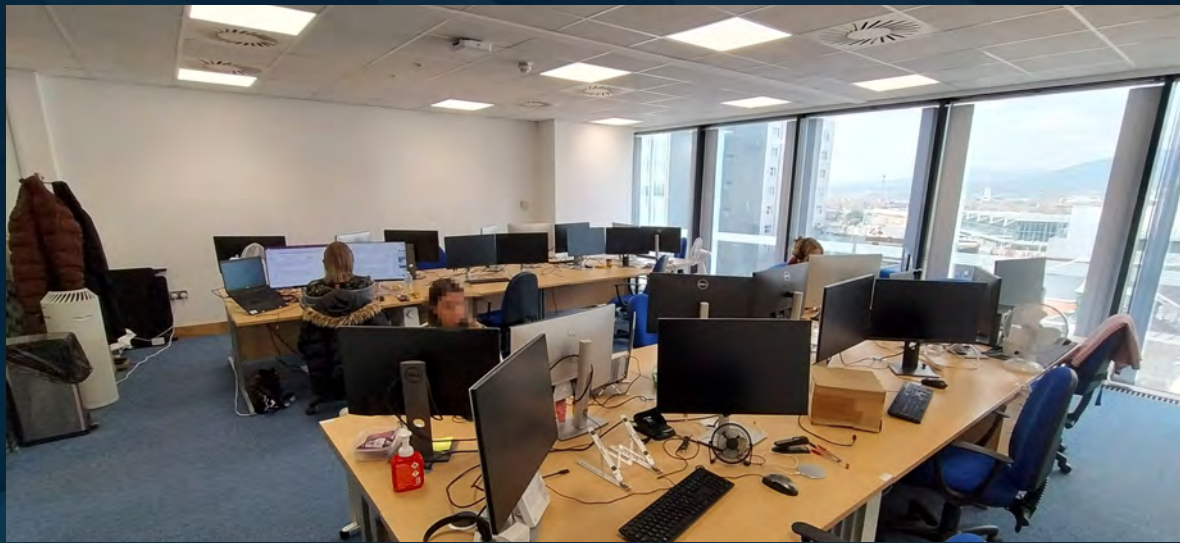
FILE REF 10146

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FURTHER INFORMATION

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OKT and LDM Belfast Limited t/a CBRE NI 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 OKT and LDM Belfast Limited t/a CBRE NI have any authority to make or give any representation or warranty in relation to this property. (iv) OKT and LDM Belfast Limited t/a CBRE NI have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.