



To Let

High specification Fully Fitted Grade A City Centre Office
Accommodation totalling approximately 5,890 sq ft

**4th Floor Victoria House,
15-27 Gloucester Street, Belfast BT1 4LS**

**Lambert
Smith
Hampton**

**Riddell
McKibbin**

028 9531 3122
riddellmckibbin.com

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PROPERTY SUMMARY

- Fully fitted Grade A office comprising 5,890 sq ft
- Immediately available
- Recently refurbished entrance foyer
- Flexible lease terms available

LOCATION

Victoria House is located within the heart of Belfast City Centre, a short distance from the City Centre retail core, the Laganside Law Courts/Bar Library and 150 metres from Victoria Square Shopping Centre.

Prominently located on Gloucester Street the subject is a short distance from both the main city centre bus terminus at Belfast City Hall and almost equidistant between the Europa Bus and Rail Station and Belfast's Central Rail Station.

An abundance of both public and private surface and car multi-storey parks are conveniently located within a few minutes walk of Victoria House.

DESCRIPTION

Victoria House is a striking office development benefiting comprising a stunning fully glazed frontage and comprising ground and ten upper floors of Grade A office accommodation.

The property is unique from a Belfast perspective as there are no internal structural columns interrupting the open plan floor plates therefore maximising the efficiency of floor space use.

- Feature entrance foyer
- 2 high speed passenger lifts to all floors
- Air conditioning (heating and cooling)
- Raised access flooring
- Floor to ceiling glazing to front elevation
- Ladies, Gents and Disabled Toilets
- Recessed fluorescent strip lighting
- Painted walls

The ground floor entrance foyer has been recently refurbished.

The fourth floor is fully fitted incorporating a range of open plan partitioned offices and kitchen/break out area.

ACCOMMODATION

Fourth Floor	5,890 sq ft	547.2 sq m
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LEASE

Term:	By negotiation.
Rent:	By negotiation.
Rent Review:	5 yearly upwards only.
Service Charge:	A service charge will be levied to cover the costs of external repairs and management of the property, estimated at approximately £17,000 per annum.
Insurance:	The Tenant will be responsible to reimburse the Landlord with a fair proportion of the building insurance premium.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of D86 and the Energy Performance Certificate is available upon request.

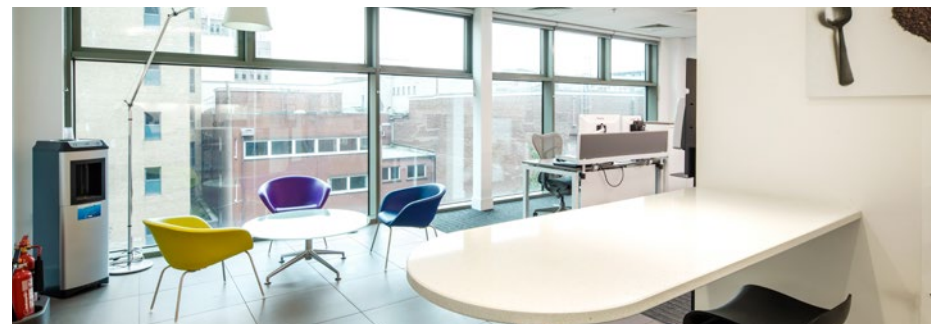
RATES

We have been advised by Land and Property Services with the following:

Net Annual Value: £61,700
Rate in the £21/22: £0.5931
Rates payable if applicable: £33,509.27

VAT

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.



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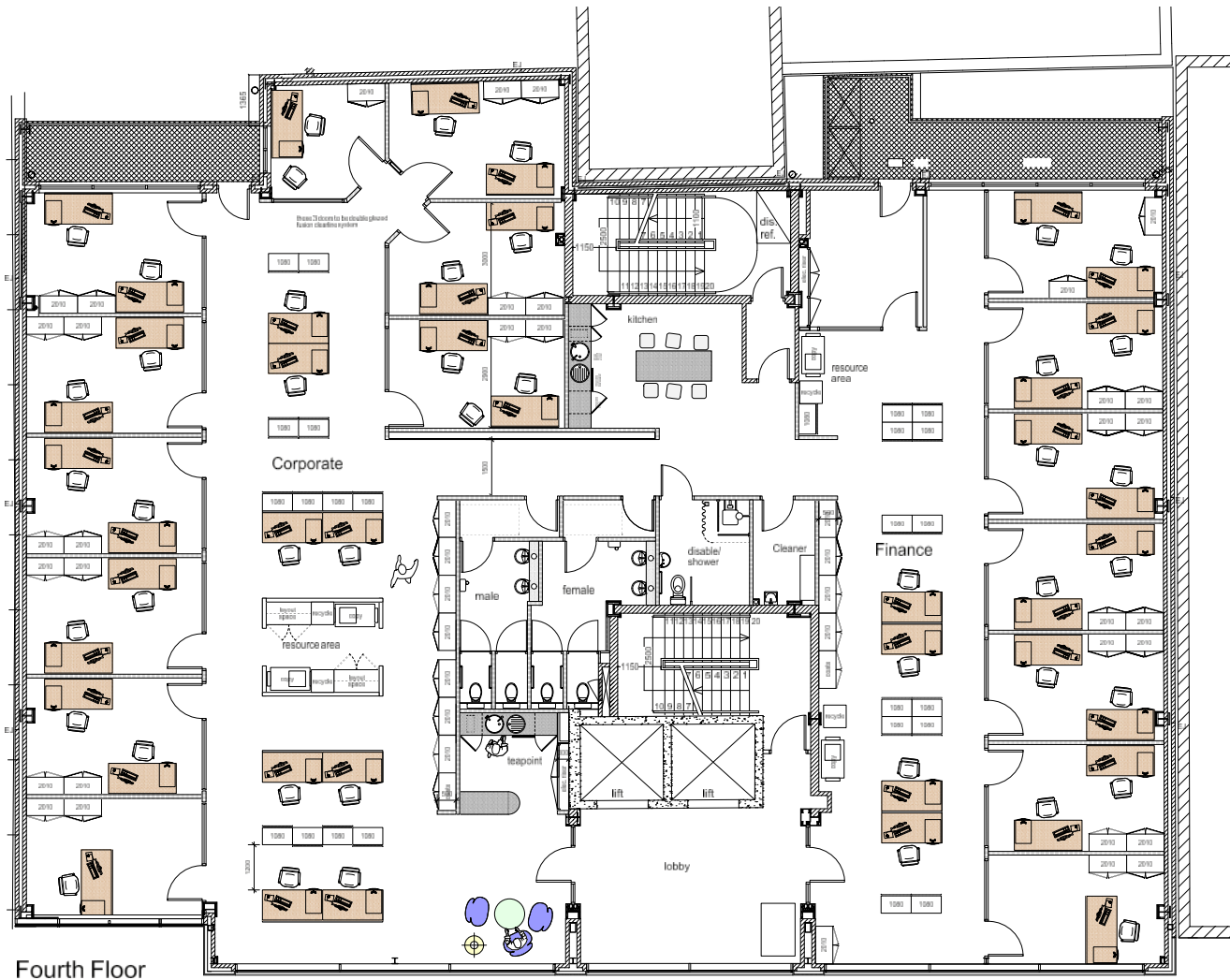


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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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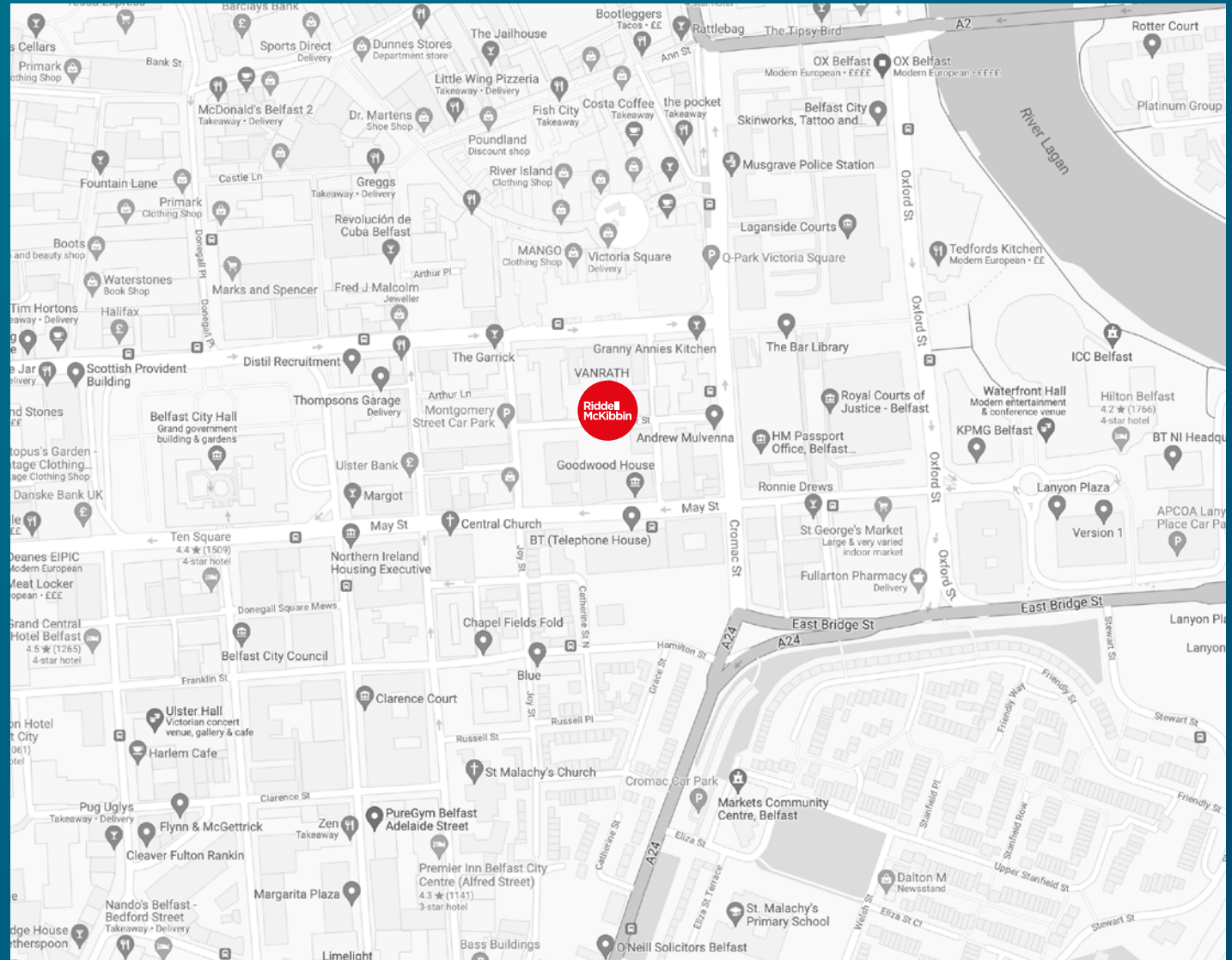
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