

City Exchange, 11-13 Gloucester Street, Belfast, BT1 4LS

High specification offices with on-site car parking

To Let



- Located in the heart of Belfast City Centre, a short walk from the City Hall and Victoria Square Shopping Centre.
- Landmark 9 storey office building.
- Fitted to an excellent standard throughout benefitting from excellent natural lighting.
- Secured covered car parking available.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Dublin Office - Grafton Buildings, 34 Grafton Street, Dublin 2

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Location

City Exchange is located in the heart of Belfast's Central Business District providing high specification flexible office accommodation.

City Exchange is located off Chichester Street approximately 3 minutes walk from the City Hall and the Law Courts Complex. It is easily accessible by road and is within walking distance of the main rail and bus terminals at Central Station and Great Victoria Street.

Description

City Exchange has been designed for professional companies requiring prestigious accommodation in a building which will project a strong corporate identity and with excellent natural lighting throughout.

Secure covered car parking available by way of separate licence by way of Separate Licence.

City Exchange is finished to a high standard to include impressive entrance foyer, two high speed passenger lifts, raised access floors, door entry system, fully fitted WC's on each floor, gas fired central heating, tea bar on each floor, suspended ceilings and recessed lighting.

Accommodation

| Floor area | Sq ft | Sq m |
|------------------------|--------------|------------|
| Second Floor (Suite 1) | 1,550 | 144 |
| Scnd Floor (Suite 2) | 1,770 | 164 |
| Sixth Floor (Suite 2) | 1,865 | 173 |
| Total | 5,185 | 481 |

Lease details

Term: By negotiation.

Rent: Second - Suite 1 - £20,000 pa

Second - Suite 2 - £23,000 pa

Sixth - Suite 2 - £24,250 pa

Lease: 5 yearly upwards only rent reviews.

Repairs & Insurance: Tenant responsible for internal repairs and building insurance.

Service Charge: A Service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas, management fees and any other reasonable outgoings of the Landlord currently £1.70 psf.

Business Rates

Please contact the agent.

Value Added Tax

The property is registered for Value Added Tax and therefore VAT is payable on all outgoings.

EPC

2nd Floor (Suite 1) - B38

2nd Floor (Suite 2) - B46

6th Floor (Suite 2) - C60