



**TO LET**

**5th Floor, City Exchange, 11-13 Gloucester St, Belfast, BT1 4LS**

Grade A City Centre Office Suite of c. 3,412 sq ft (317 sq m)

# LOCATION

City Exchange is located on Gloucester Street which is located between Gloucester Street and May Street in Belfast City Centre in a mixed retail and office area.

A short walk from the retail core it is positioned close to Victoria Square Shopping Centre and Laganside Law courts with public transport links and abundant on street and multi story car parks nearby.

Adjoining occupiers include RNIB, Arthur Cox, Cybersource and Vanrath.

# DESCRIPTION

Modern 5th floor office suite comprising open plan office and 5 no. fully glazed offices / meeting rooms and open plan kitchen with finishes including painted / plastered walls, carpeted flooring, suspended ceilings with recessed lighting, raised floors with three compartments trunking and gas fired heating with access provided by 2 no 10 person passenger lifts.

Other occupiers in the building include Keoghs, Whiterock Capital, Thompson NI and Arthurs Coffee shop.

# ACCOMMODATION

## DESCRIPTION

Open plan office, 5 no, glazed offices / meeting rooms and store

AREA (SQ M)

c. 317 sq m

AREA (SQ FT)

3,412 sq ft

Ladies, gents and disabled WCs

## TOTAL ACCOMMODATION

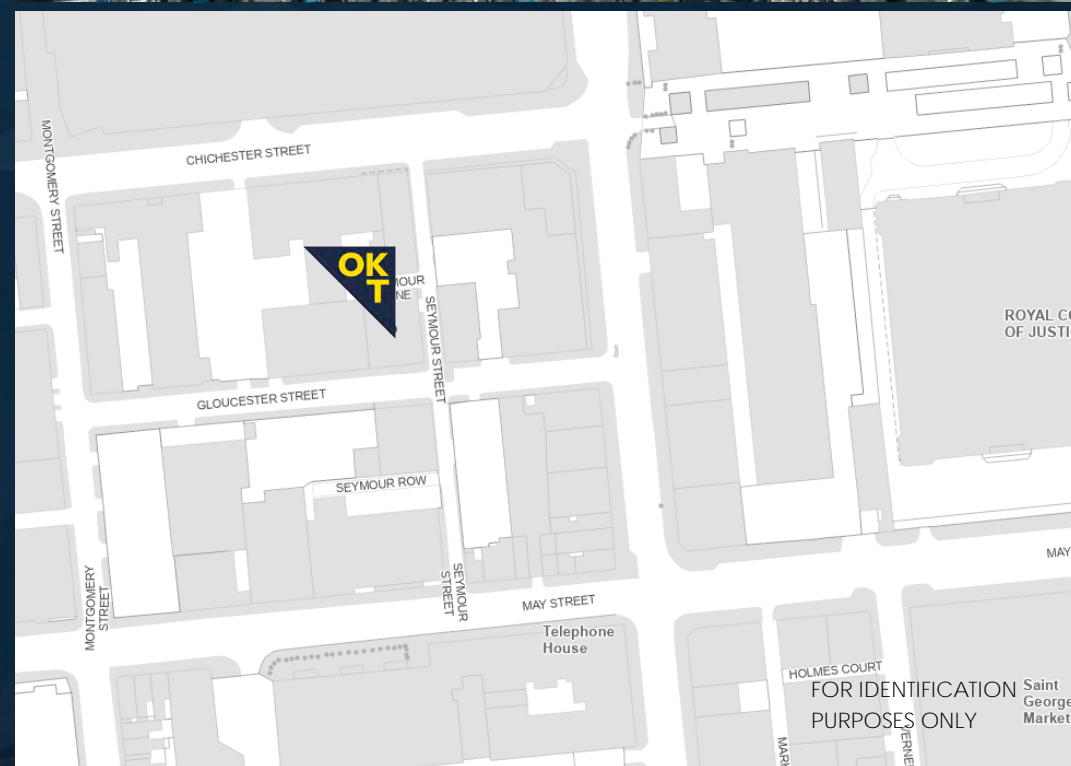
c. 317 sq m

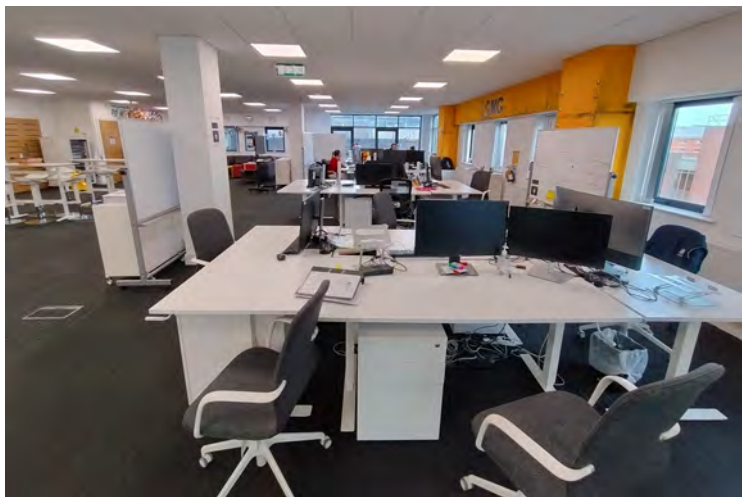
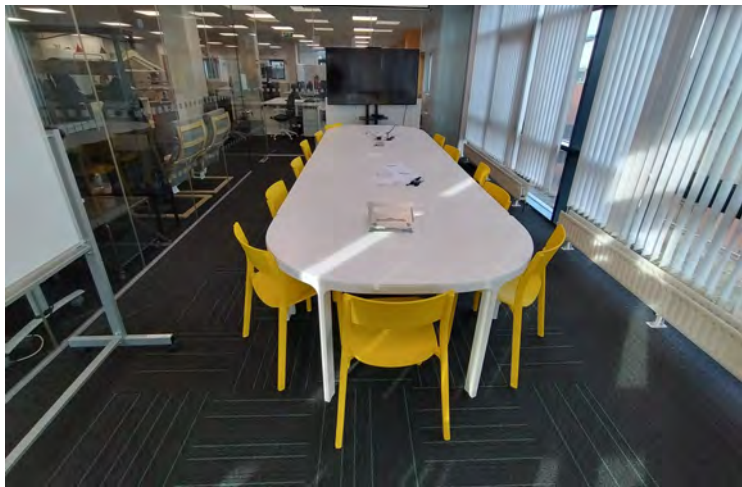
3,412 sq ft

## 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/uksi/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.

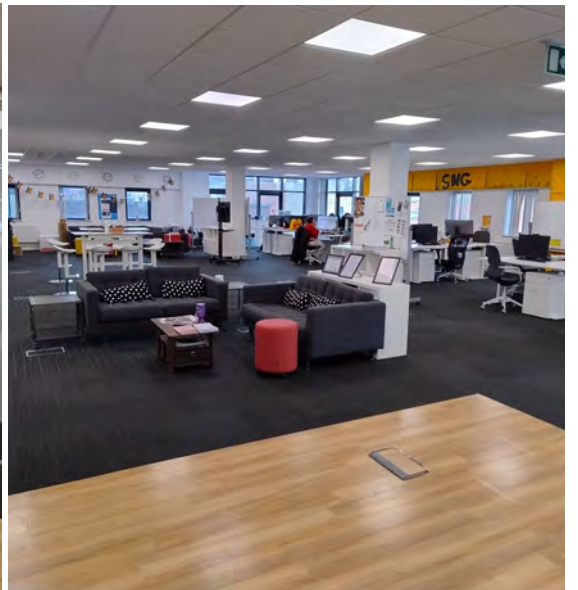
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# LEASE DETAILS

- RENT: £52,635 per annum / £15.42 per sq ft
- TERM: Remainder of a 10 year lease from 1 January 2019
- REPAIRS: Effective FRI lease by way of service charge liability,
- SERVICE CHARGE: Payable in respect of the landlord cost in maintaining and repairing the exterior of the building and common area - currently £6,250 per annum / £2 per sq ft.
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
- AVAILABILITY: On completion of legal formalities.

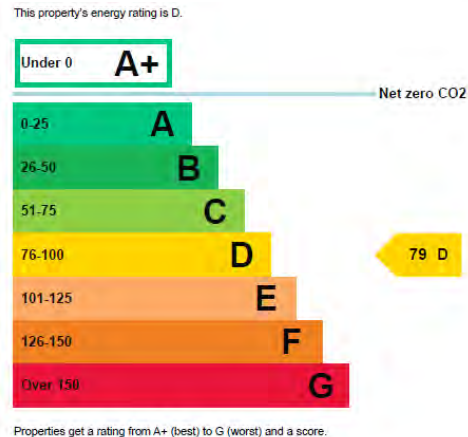
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £47,500

Estimated Rates Payable in accordance with LPS: £28,469.78

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



Fifth Floor Plan

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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