

TO LET – FULLY FITTED LOFT STYLE OFFICE SUITE

1st FLOOR, WEAVING WORKS, ORMEAU AVENUE, BELFAST

CBRE NI
PART OF THE AFFILIATE NETWORK



Property Video

TO LET (BY WAY OF SUB-LEASE) – THE WEAVING WORKS

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Key Benefits

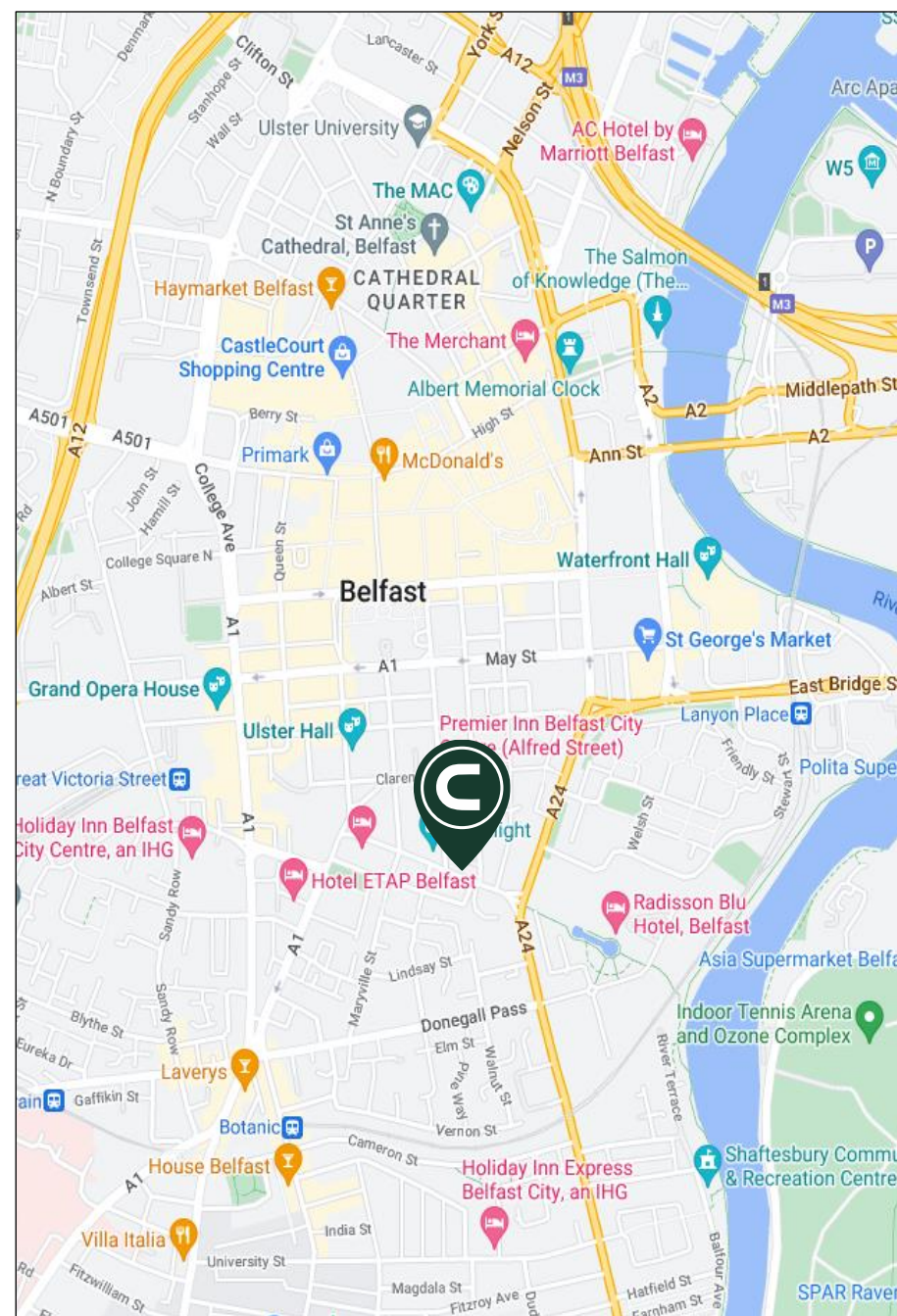
- Prominent building located within the Central Business District
- Loft style office suite available by way of sub-lease
- Large modern ground floor reception area
- Fully fitted with meeting rooms, private offices, tea-point, furniture etc
- Close proximity to public transport links and local amenities including Caffè Nero on the ground floor.
- On-site secure cycle parking and showering facilities
- Consideration will also be given to an “all in” licence fee to include rent, rates, service charge, electricity etc

Location

The property occupies a highly prominent location fronting onto Ormeau Avenue within the Linen Quarter, the established Central Business District of Belfast. The property is within close proximity of both Grand Central Station as well as Lanyon Place Train Station. The surrounding area is home to occupiers such as BBC, CBRE NI, Deloitte, Belfast City Council and Axial 3D.

Description

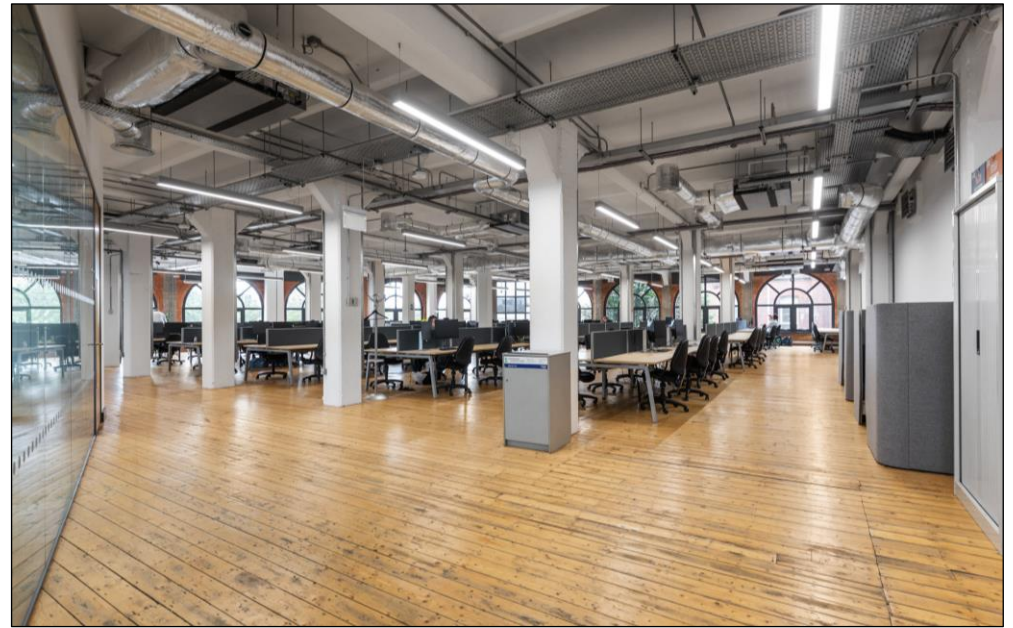
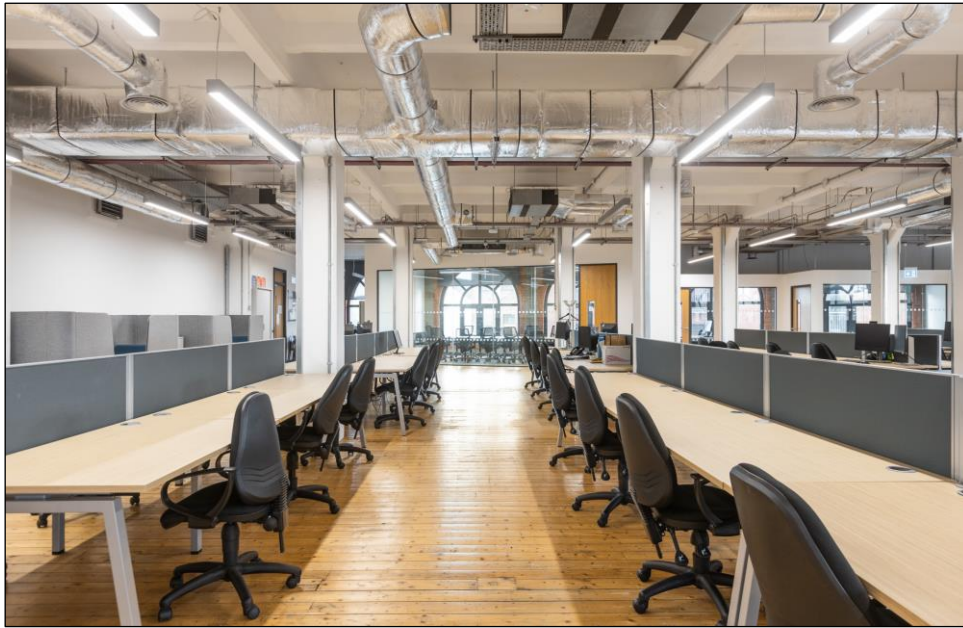
The subject property provides Grade A accommodation on the 1st floor of Weaving Works. The 1st floor office suite includes wood finished flooring, large windows which provide excellent natural light and views across the south of the city. The property is finished to include heating and cooling air conditioning and exposed ceilings.



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Tenure

Rent	£22.00 psf
Term	Negotiable
Repairs/Insurance	Effective FRI terms through a service charge
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc
Rates Payable	Rates payable are estimated at £56,654 for 2025/2026
'All in' Licence Fee	Consideration will also be given to an all-inclusive deal

VAT

All prices are quoted exclusive of VAT, which may be payable.

Contact Us

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Accommodation

Area	Sq Ft	Sq M
First Floor Office	6,275	582.96

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as D-82 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

