

**FOR SALE**

**4th floor, Glengall Exchange, 3 Glengall St, Belfast, BT12 5AB**

CENTRALLY LOCATED FOURTH FLOOR OFFICE SUITE OF C. 2,937 SQFT

**Lisney**

COMMERCIAL REAL ESTATE

CASTLE COURT  
SHOPPING CENTRE

VICTORIA SQUARE

CITY HALL

RBAI SCHOOL

SUBJECT  
PROPERTY

EUROPA HOTEL

GRAND CENTRAL STATION





## FEATURES

Just 300 metres from Belfast Grand Central Station

Prominent city centre location close to Europa Hotel, Grand Opera House and City Hall

Prime office suite of 2,937 sq ft

Open plan accommodation with 10 private offices, kitchen and bathrooms

Benefits from windows on three elevations

## LOCATION

Located in the centre of Belfast, the subject property is situated on Glengall Street, just off Great Victoria Street and between the Europa Hotel and the Grand Opera House.

Situated in the heart of Belfast, the location offers unparalleled access to the city's business, retail, and transport hubs.

Just 300 metres from Belfast Grand Central Station, this office space benefits from a truly strategic position in the city's core. As Northern Ireland's new flagship transport hub, Grand Central Station offers seamless connections via train and bus, ideal for commuters and travel throughout the country. The property is also ideally situated for access to the motorway networks via Grosvenor Road.

Neighbouring properties and businesses include the Grand Opera House, Europa Hotel, Puddleducks Day Nursery and The Crown Bar.

Current occupiers within the building include Coogan & Co Architects, Community Finance Ireland and Presbyterian Children's Society.

## DESCRIPTION

Glengall Exchange is a modern, seven storey building located in the City Centre, overlooking the Europa Hotel.

The building benefits from a clean and modern lobby with glass doors and roller shutters to Glengall Street, with access control and an intercom on the door for security purposes. A passenger lift and stairwell provide access to the upper floors.

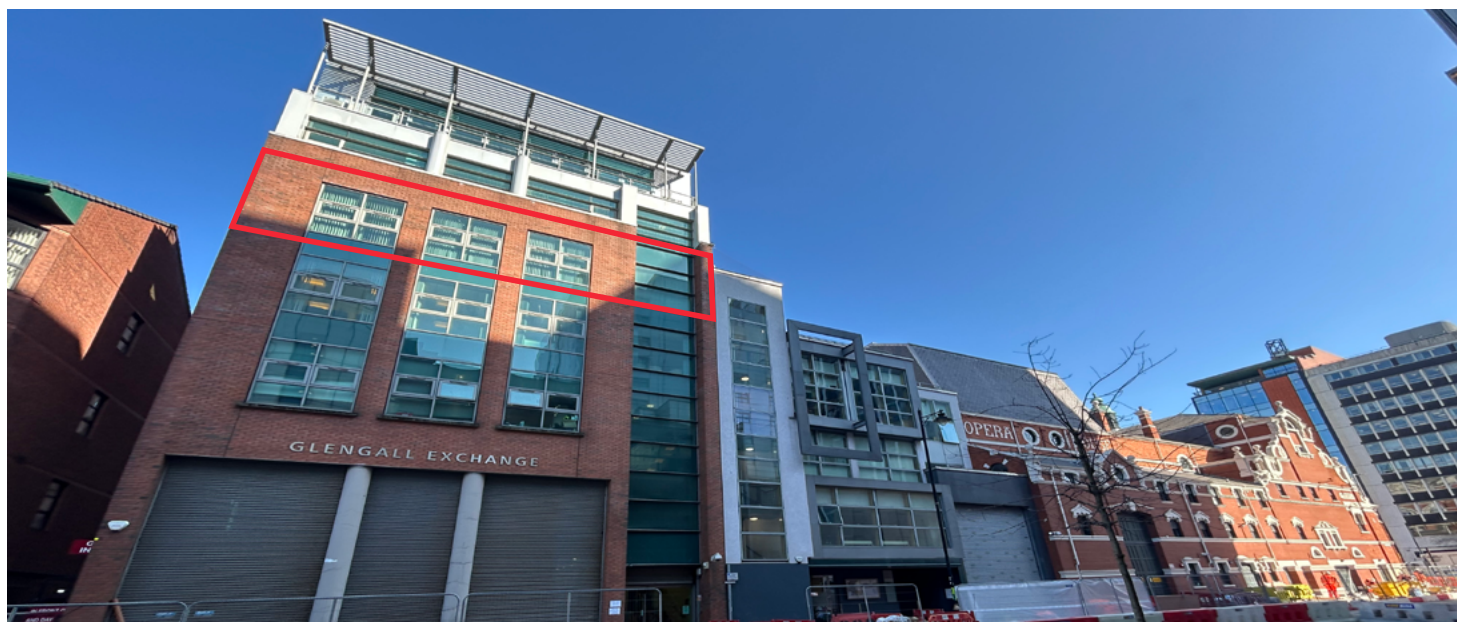
The suite is laid out with the following;

- Open plan office space
- Nine private offices
- Boardroom
- Kitchen

We note the majority of the walls are of stud construction and the suite could therefore be reconfigured easily.

The fourth floor accommodation is fitted to include:

- Carpeted Flooring
- Plaster painted walls
- Suspended Ceiling
- Fitted Kitchen
- Air Handling System





## TITLE

The suite is held on a Long Lease of 999 years from 1 November 2004.

## ACCOMMODATION

From measurements taken on site, we understand the Net Internal Area of the suite is as below:

Description	sqm	sqft
Fourth Floor	272.85	2,937
<b>Total</b>	<b>272.85</b>	<b>2,937</b>



Ground Floor Lobby





## SERVICE CHARGE & INSURANCE

A service charge will be levied to cover external repairs, maintenance and management of common areas.

We have been advised that the Service Charge for 2025/2026 is circa £7,622 per annum.

Tenant to reimburse the Landlord in respect with a fair proportion of the insurance premium.

## RATES PAYABLE

The rates for the 3rd floor and 4th floor are currently combined. We estimate the Rates for the 4th floor suite to be as below;

NAV:	£33,388
Rates Poundage 2025/26:	£0.626592
Approximate Rates Payable:	£20,921 per annum



Fourth Floor Office



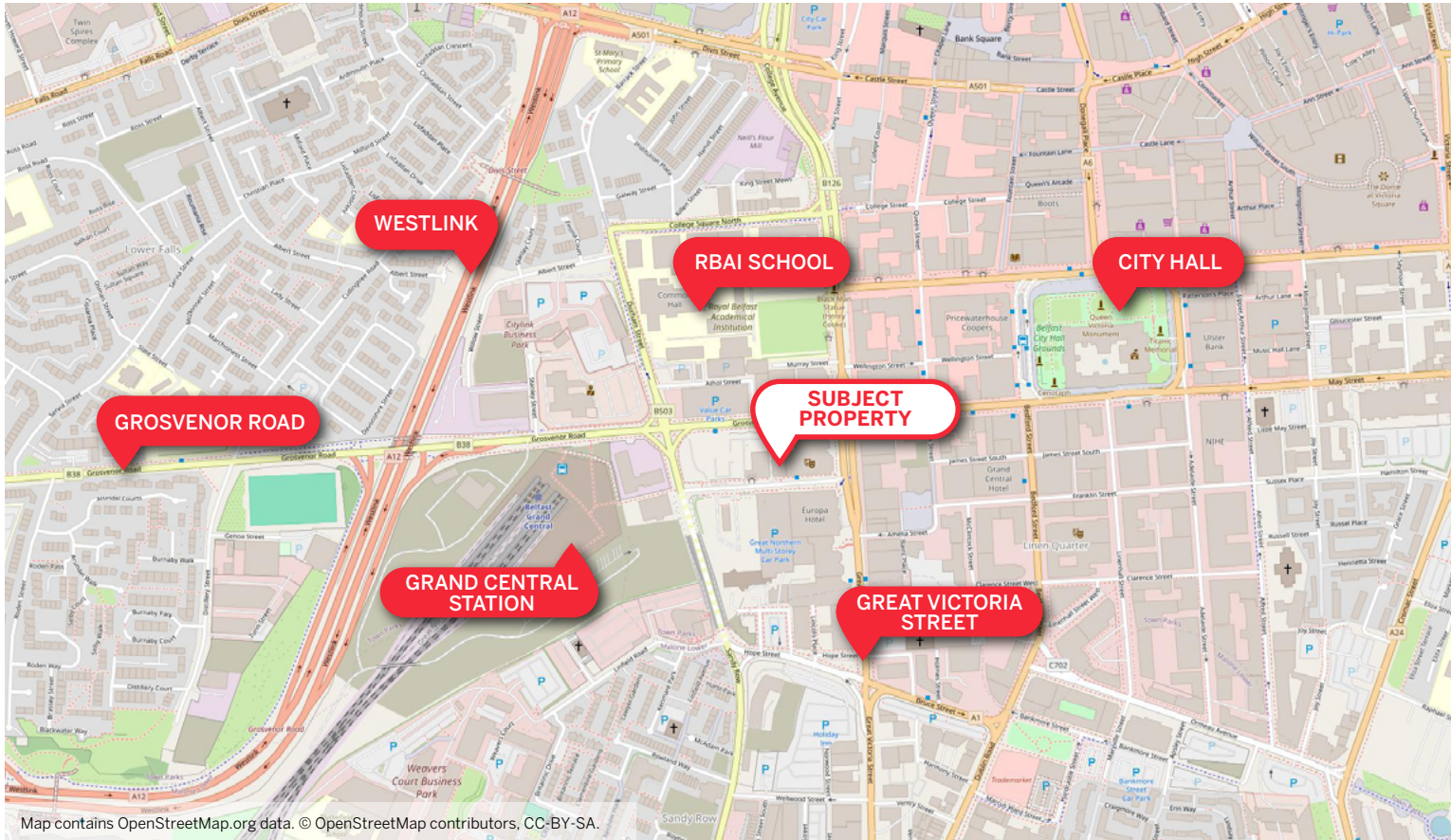
Fourth Floor Reception



Fourth Floor Office Space



## LOCATION



## SALE PRICE

Offers over £425,000 exclusive

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## EPC

The EPC rating is C70. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO <sub>2</sub> emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

C 70

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

REF 24538

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

**Lynn Taylor: 028 9050 1501 / 07813 020 181**

[ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)

Viewing strictly by appointment with the sole letting agent Lisney

### Lisney Commercial Real Estate

**3rd Floor, Montgomery House  
29-33 Montgomery St, Belfast BT1 4NX  
Tel: 028 9050 1501**

**Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)**

[lisney.com](http://lisney.com)   

The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

