



**For Sale/To Let Ground Floor Office Suite
with 1 Car Parking Space**

4C Cromac Quay, Belfast BT7 2JD



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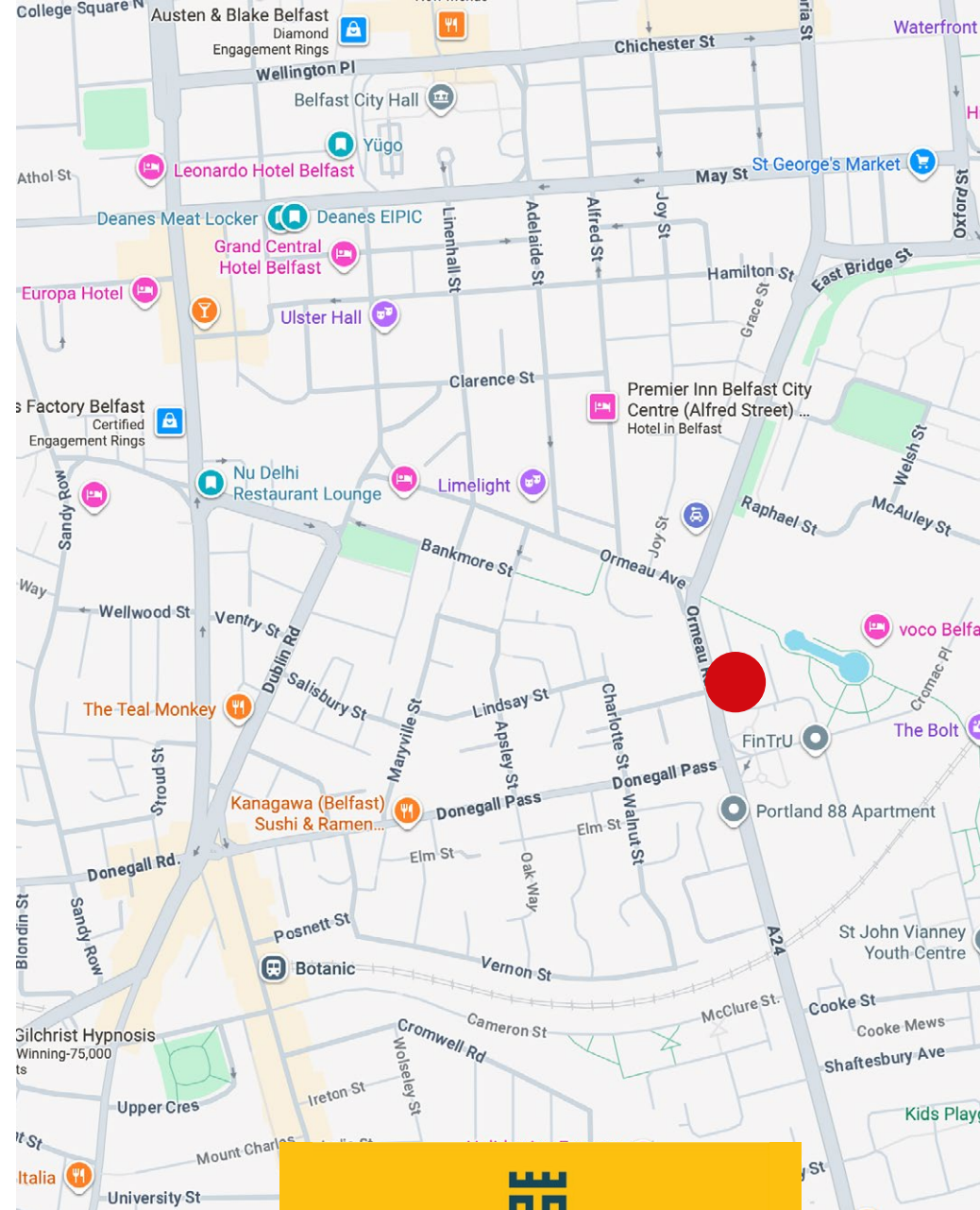
028 90 500 100

DESCRIPTION

- Ground floor office of approximately 49 m² (523 ft²) which is located within the 2-storey former Gas Office building at 4-14 Cromac Quay which is a Grade A Listed building constructed in 1888.
- The building, which fronts onto the Ormeau Road and is within the Gasworks Business Park, is dominated by the impressive Clock Tower to the south elevation. The structure was converted and substantially refurbished in the early 2000's to provide ground and first floor office accommodation, while one unit is currently in use as a bakery.
- The office suite has access from the Gasworks Business Park and is currently sub-divided to provide open plan office with high ceiling, fitted kitchen, store and accessible WC facilities. Externally one car parking space is included.
- The building, which retains many of its original features, is finished to a high specification throughout to include stone tiles and carpet floor coverings, plastered and painted walls and ceilings with LED lighting, gas fired central heating and fire/intruder alarm.

LOCATION

- The ground floor office is located within the former Gas Office building which is located to the east side of Ormeau Road within the Gasworks Business Park. The Gasworks is regarded as one of the premier business/office parks in Belfast and is located approximately 5 minutes walk from Belfast City Hall.
- The Gasworks development comprises over 500,000 sq ft of office space with occupiers including FinTrU, Deloitte, Herbert Smith Freehills Kramer, Alliance Plc and Consarc Design. The site occupies an accessible location on the edge of Belfast City Centre and is in close proximity to the city's main transport hubs of Lanyon Place Railway Station and Grand Central Bus and Rail Station.
- As the second largest city in Ireland by population, with 60% of the Northern Ireland population living within a 40min drive, Belfast has good communication links via road and rail to Dublin, to the west via the M1 motorway and to the north west via rail and the M2 motorway. The city has a good suburban rail network, two airports and sea ports, along with city and provincial bus services.



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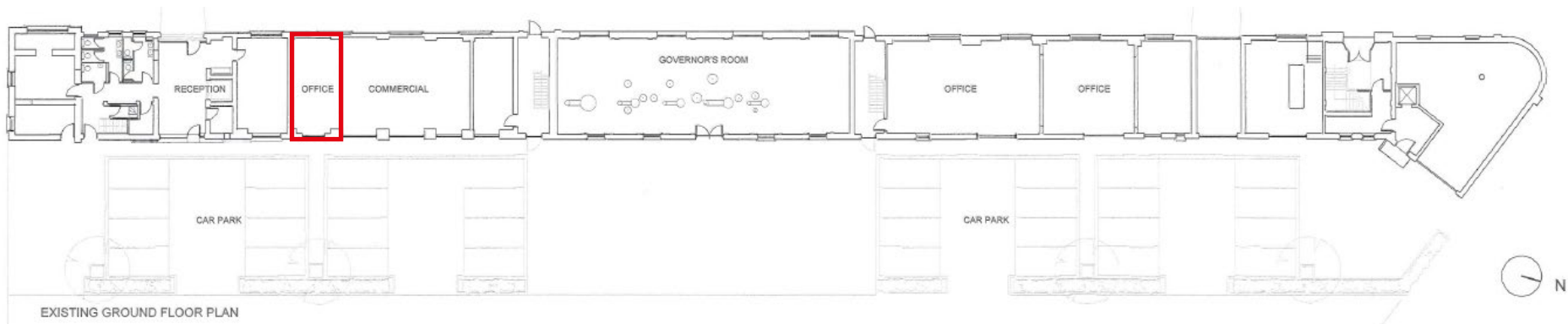
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TITLE

- The premises are held Long Leasehold for a term of 250 years from 21st May 2004, subject to ground rent. We understand that the ground rent and service charge payable is currently £1,653 per annum.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
All Ground Floor	Open Plan Office	40.47	436
	Store	2.73	29
	Kitchen	5.44	59
	Accessible WC		
Total Net Internal Area		48.6	523



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LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.
Rent: £12,500 per annum, exclusive.
Rent Reviews: Upwards only on fifth anniversary.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge: Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, management fees and any other reasonable outgoings of the Landlord and Head Landlords. Current Annual Figure £1,653 plus VAT.

PRICE

Offers in the region of £175,000, exclusive.

RATES INFORMATION

NAV = £7,800

Rate in £ 2025/26 = 0.626592

Rates Payable 2025/26 = £3,909.94

(including 20% Small Business Rates Relief)

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for VAT, which will be payable on rentals, prices and other outgoings.



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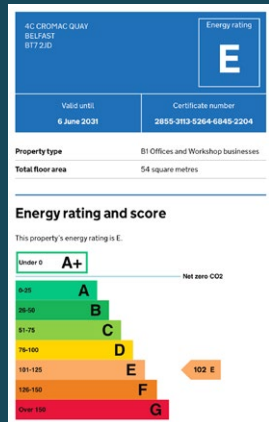
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EPC



CONTACT

For further information or to arrange a viewing contact:

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