

TO LET

City Exchange 11-13 Gloucester Street, Belfast



Modern Office Accommodation

Property Highlights

- Excellent City Centre Location.
- 3rd floor office suite.
- Secure on-site parking available by agreement.
- Immediately Available.

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Location

Gloucester Street is located between Chichester Street and May Street in Belfast City Centre, a short walk from the city's retail core with Victoria Square Shopping Centre as well as the Laganside Law Courts close by.

Situated a few minutes' walk from the Europa Bus & Rail Station and Central Rail Station, Gloucester Street is also in close proximity to the main Metro Bus terminus at Donegall Square. There are a number of public and private car parks in the immediate vicinity.

Description

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 WCs on each floor, gas fired central heating, suspended ceilings with recessed LED lighting and excellent natural lighting throughout.

City Exchange has been designed for professional companies requiring prestigious accommodation in a building which will project a strong corporate identity.

The third-floor benefits from a boardroom, 2 meeting rooms, comms room and kitchen breakfast area.

Accommodation & Rental/Service Charge Schedule

The property provides the following approximate areas:

Floor	Sq Ft	Sq M	Rent P.A.X
Third Floor	3,240	301	£53,460

Secure on-site car parking is available by way of separate licence agreement.

Lease Details

Term	By Negotiation.
Repairs	Tenant responsible for internal repairs.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts. Amount to be confirmed.
Buildings Insurance	Tenant to reimburse the landlord in respect of the building's insurance premium. Currently estimated at £1,250.

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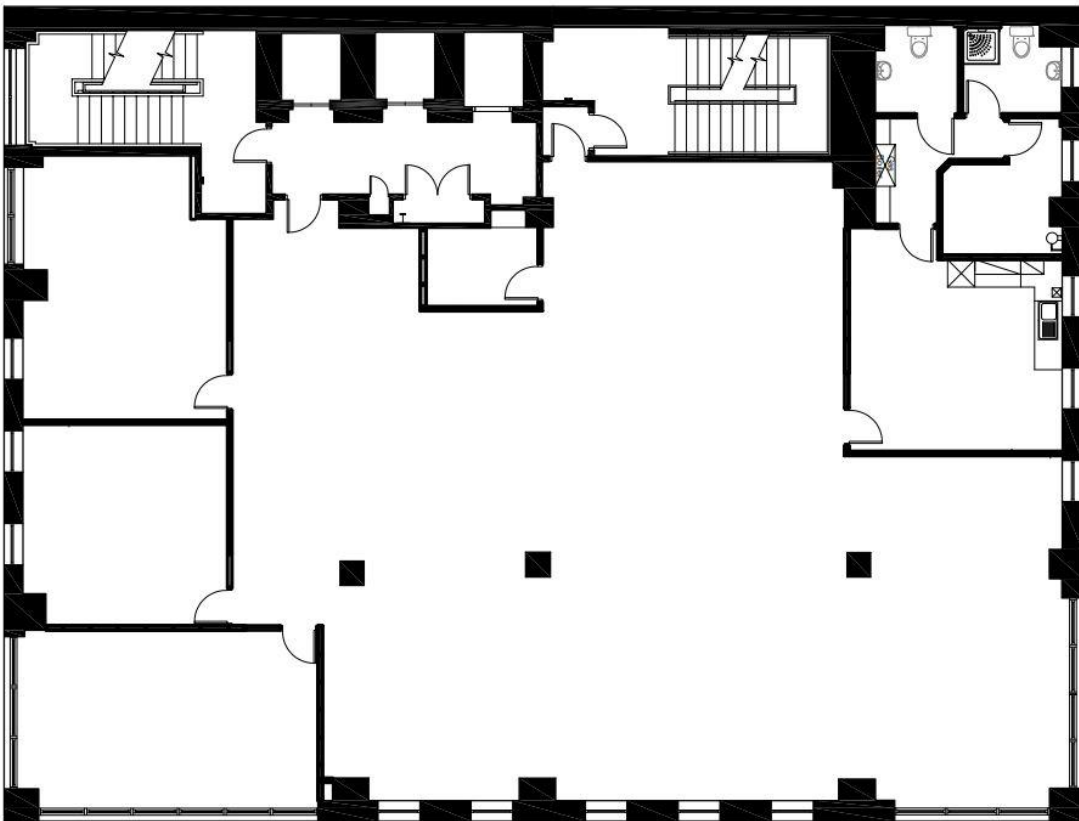
NAV

We are advised by Land & Property Services that the NAV for the premises is as follows:

Floor	NAV	Approx Rates Payable 2023/24
Third floor	£49,200	£28,153.27

VAT

All prices and figures quoted are exclusive of VAT which may be chargeable at the prevailing rate.



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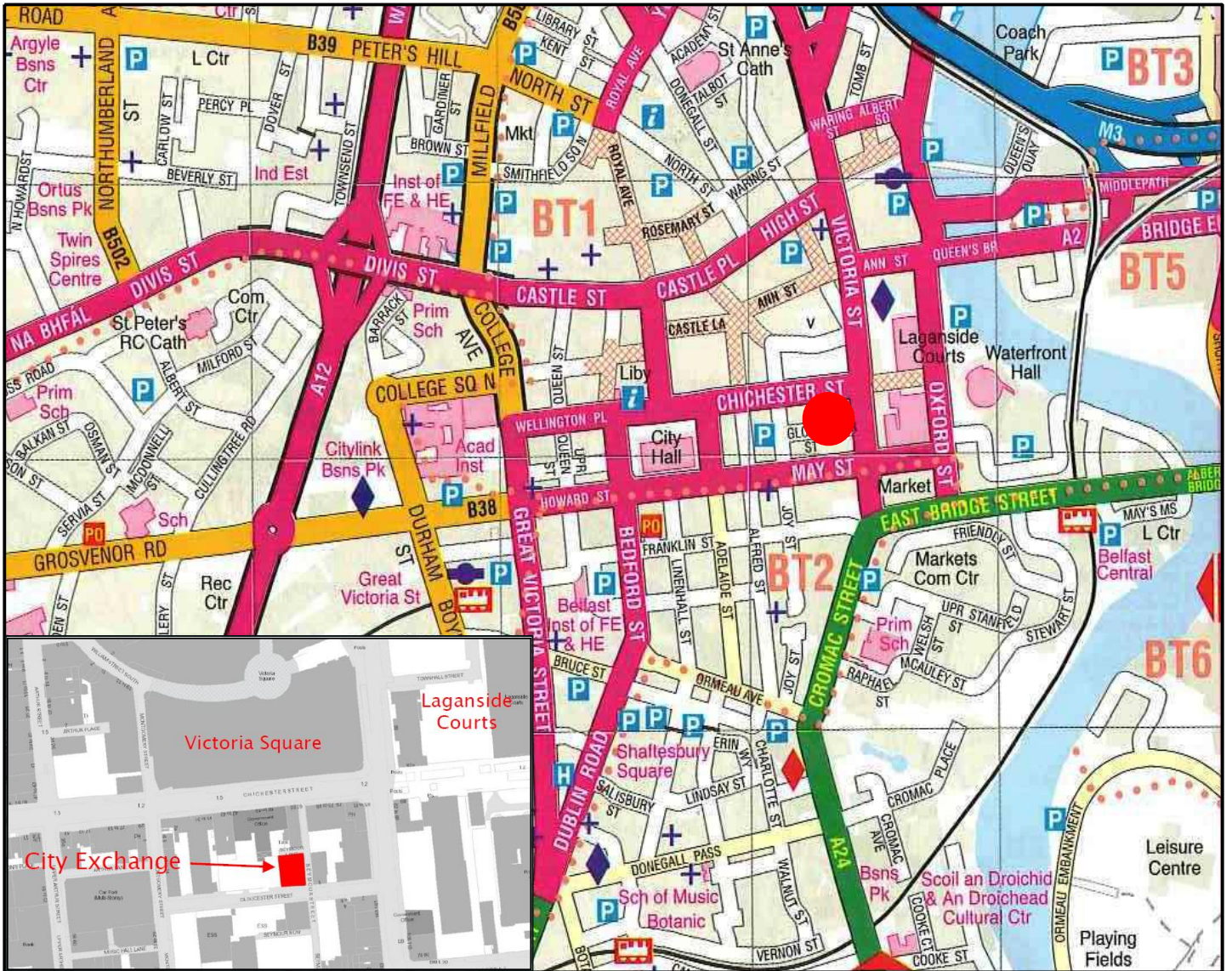
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**City Exchange
11-13 Gloucester Street, Belfast**

EPC

3rd Floor: B41

Copies of the full certificates available on request.



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