

# To Let

Modern Office Suites  
City Exchange, 11-13 Gloucester Street, Belfast BT1 4LS



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## Property Highlights

- Excellent City Centre Location.
- 2 fully fitted suites available.
- Secure on-site parking available by agreement.
- Immediately available with minimal expense.

## 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.

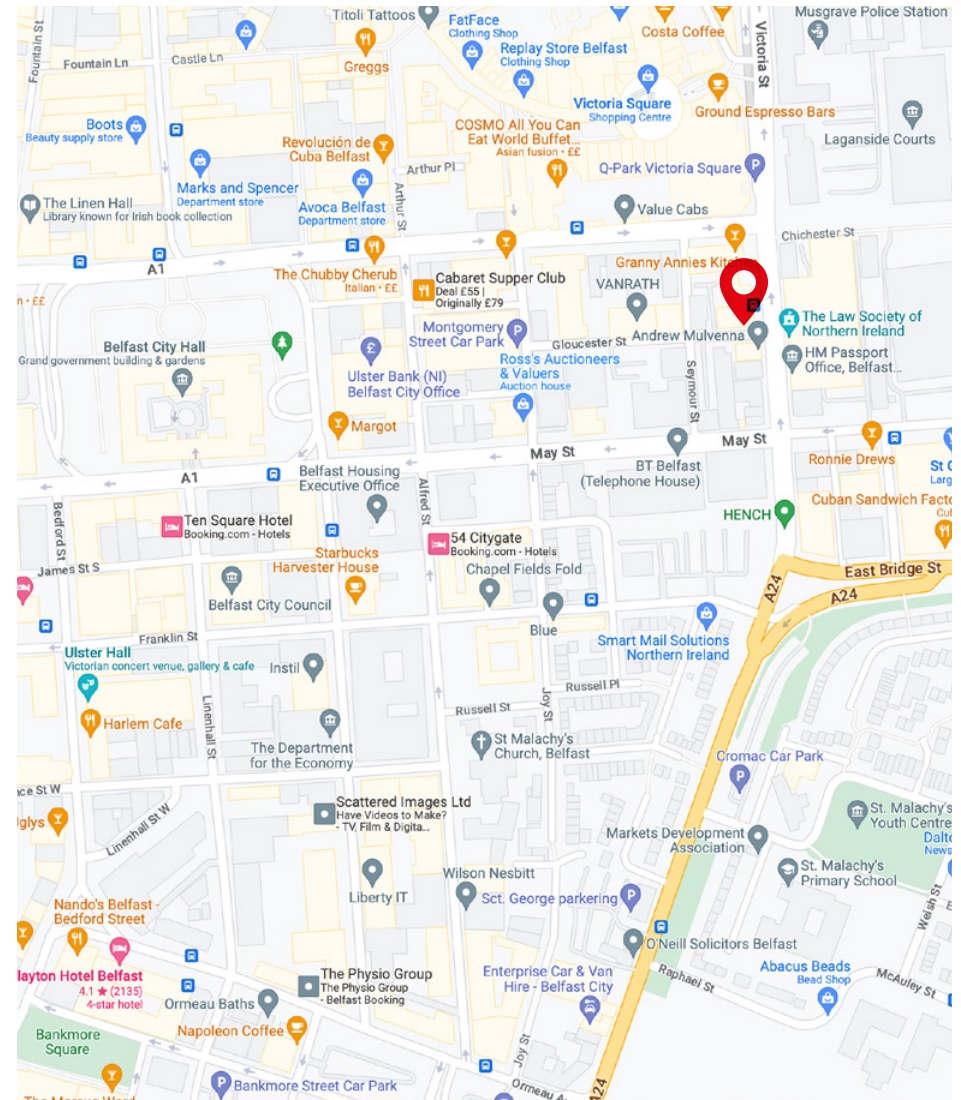
## Description

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 first-floor suite extends to approx 1,551 sq ft and benefits from 2 meeting rooms and a kitchen area.

The third-floor suite extends to approx 3,240 sq ft and benefits from a boardroom, 2 meeting rooms, comms room and kitchen/breakout area.



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## Accommodation/Rent/Rates & Service Charge Schedule

The property provides the following approximate areas and calculations:

Floor	Sq Ft Approx	Sq M Approx.	Rent P.A.X.	Rates Payable 2024/25	Service Charge	Insurance	EPC Rating
Suite 1A	1,551	144	£27,850	£11,987*	c. £3,100	£584	B48
3rd Floor	3,240	301	£56,700	£29,489*	c. £6,500	£1,250	C53

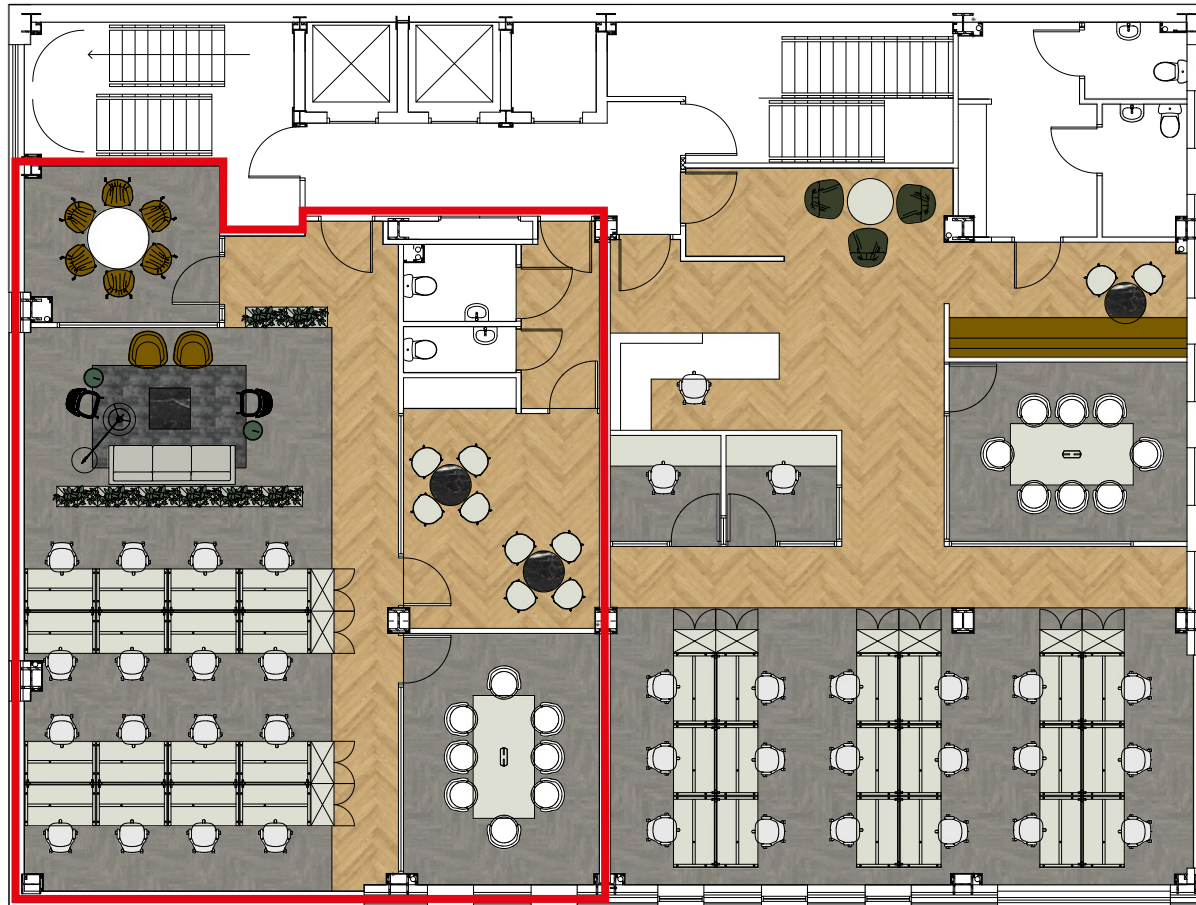
\*Tenants should make their own enquires with Land & Property Services.

## VAT

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

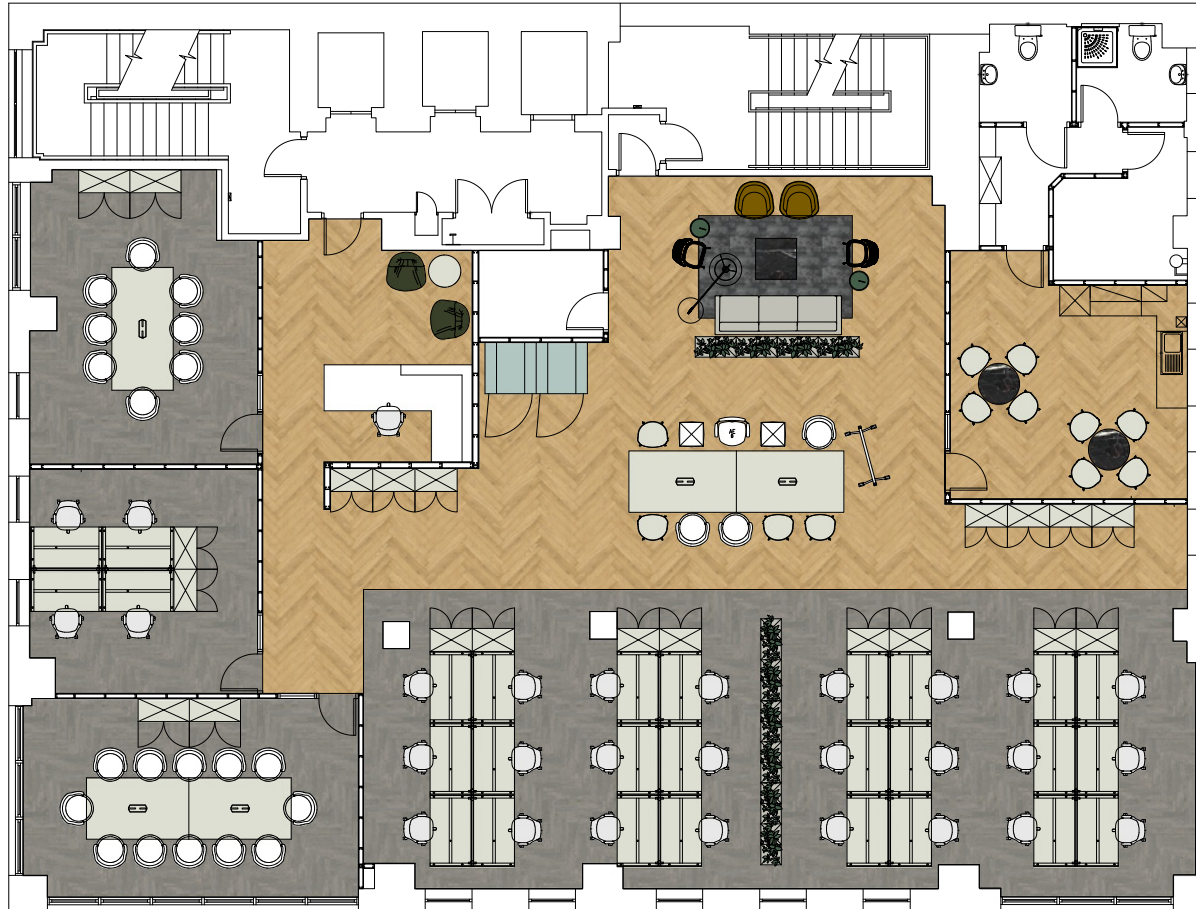


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## Suite 1A Floor Plan

Not To Scale. For indicative purposes only.



### 3rd Floor Plan

Not To Scale. For indicative purposes only.

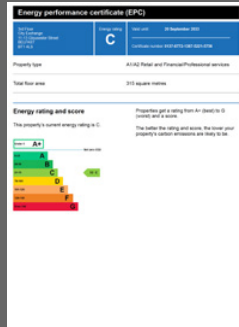
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## EPC



Suite 1A



3rd Floor

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