



TO LET
Modern Office Accommodation

11-13 Bloomfield Avenue, Belfast

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CBRE

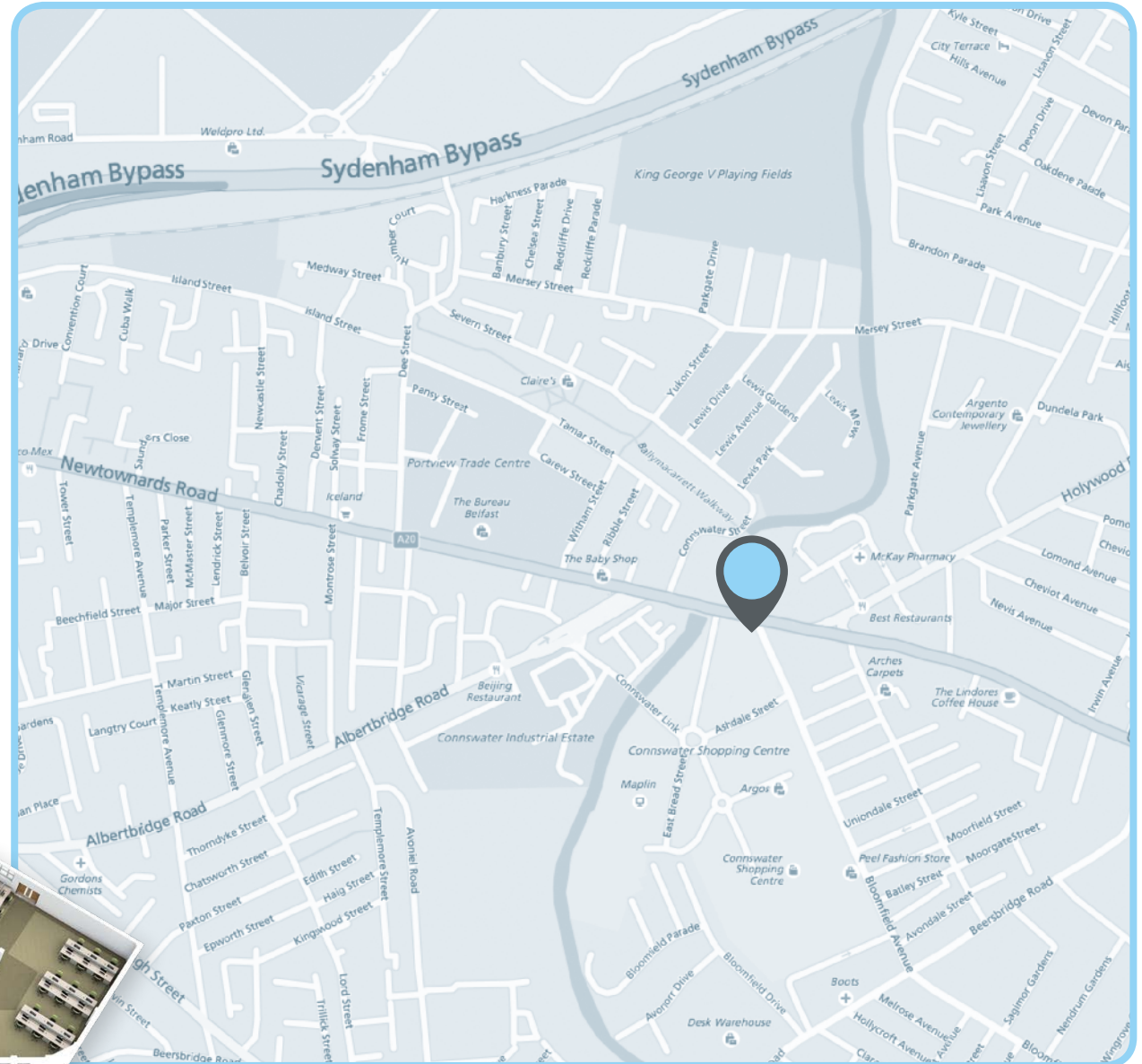
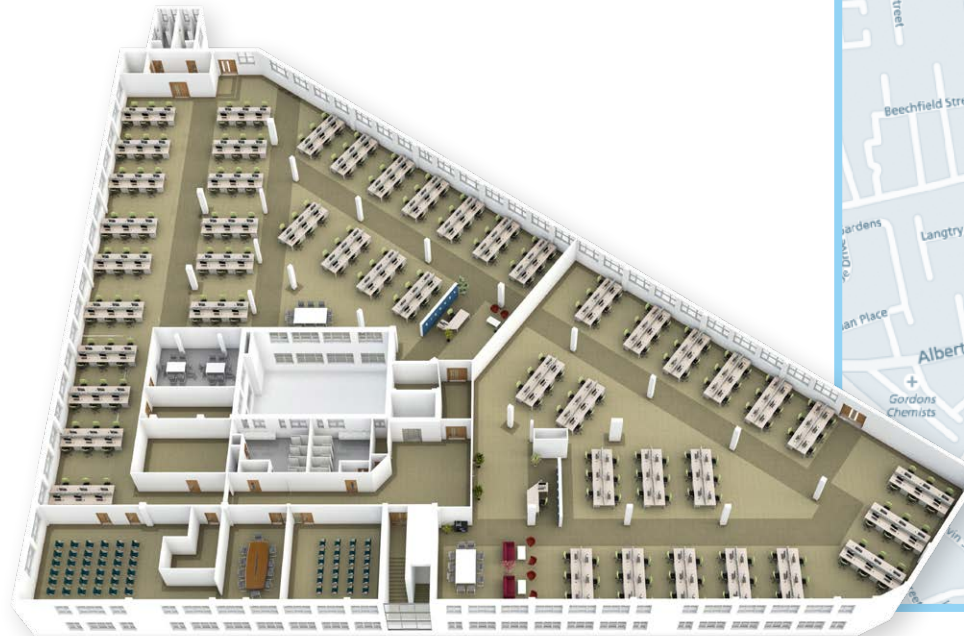
CUSHMAN & WAKEFIELD
IN PARTNERSHIP WITH MCCOMBE PIERCE

Location

The Newtownards Road is one of the main arterial routes extending east from Belfast City Centre and as such benefits from excellent public transport links. The premises occupy a highly prominent location at the junction of the Newtownards Road and Bloomfield Avenue in close proximity to Connswater Shopping Centre.

There is an abundance of public car parking available in the immediate area.

The new Belfast Rapid Transit project is set to become operational in September 2018. The first phase which is currently being implemented will link East Belfast, West Belfast and Titanic Quarter via the city centre with a dedicated stop at Hollywood Arches.



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Description

Benefiting from lift access to all floors the accommodation is currently in shell condition and will be fitted out to a modern standard as detailed below which can be tailored to suit an occupiers specific requirements, subject to agreement.

- Suspended ceilings with integrated lighting.
- Carpet floors with the ability of installing a raised access flooring system.
- Aircon Heating/Cooling.
- Plastered/painted walls.
- Double glazed windows.
- Kitchen facilities.
- Male, female and DDA compliant wcs.
- Alarm system.

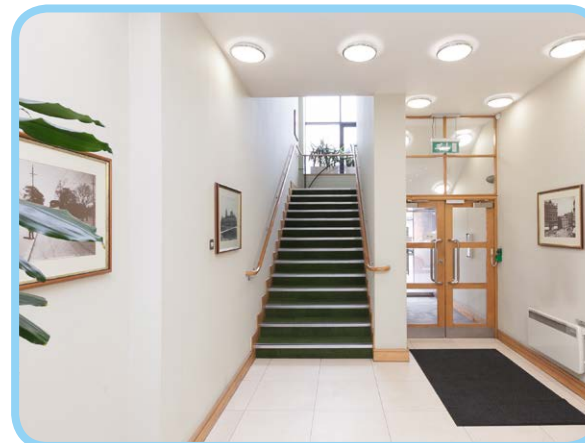
The premises also benefits from dedicated on-site car parking.



Accommodation

Description	(Sq. Ft)	(Sq. M)
1st Floor*	6,800	632
2nd Floor*	23,919	2,222

*Capable of subdivision, subject to agreement.



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Information & Contact

Rent

On Application

NAV

To be confirmed. The rate in the £ for Belfast 2018/2019 is 0.602803.

Term

Negotiable

VAT

We are advised that the property is not elected for VAT, therefore there will be no VAT payable on the rent.

Repairs

Tenant responsible for internal repairs.

Contact

Lisa McAteer

T: 028 9043 6753

E: lisa.mcateer@cbre.com

Robert Toland

T: 028 9026 2639

E: robert.toland@cushwake-ni.com

Insurance

Tenant to pay a fair proportion of the buildings insurance premium.

Tomás McLaughlin

T: 028 9043 6912

E: tomas.mclaughlin@cbre.com

Mark McCaul

T: 028 9026 2645

E: mark.mccaul@cushwake-ni.com

Service Charge

Levied to cover external repairs, maintenance, cleaning of the common parts and management of the building.

CBRE

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbre.co.uk/ni

@CBRE_NI

Cushman & Wakefield

5 Oxford Street
Belfast, BT1 3LA

T: 028 9023 3455

W: www.cushmanwakefield-ni.com

@CushWakeNI

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

SECOND FLOOR OFFICES
The Arches Centre
11-13 Bloomfield Avenue
BELFAST
BT5 6AA

Certificate Reference Number:
0790-2194-1030-4990-3323

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

89 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2856
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 71.73
Primary energy use (kWh/m² per year): 405.14

Benchmarks

Buildings similar to this one could have rating as follows:
30 If newly built
81 If typical of the existing stock

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE and their joint agent if any for themselves and for the vendor/lessor whose agents they are, give notice that: - (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. December 2017.