

LIGHTHOUSE, 1 CROMAC PLACE, GASWORKS, BELFAST, CO. ANTRIM, BT7 2JB



60,000 SQ FT OF GRADE A OFFICE SPACE
WITH SIGNIFICANT ON-SITE CAR PARKING

TO LET



PROPERTY

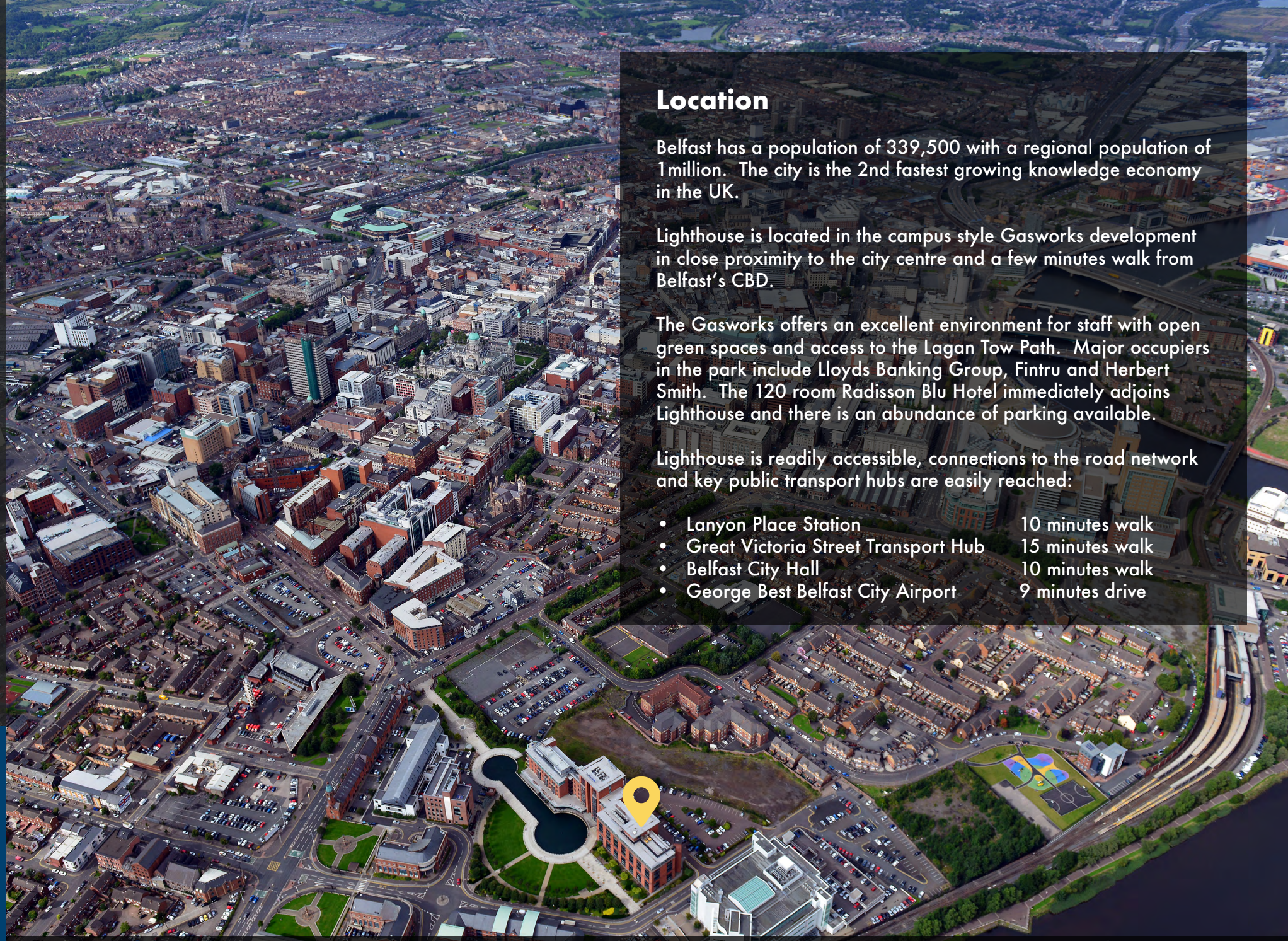
LOCATION

DESCRIPTION

GALLERY

LEASE DETAILS

CONTACT



Location

Belfast has a population of 339,500 with a regional population of 1 million. The city is the 2nd fastest growing knowledge economy in the UK.

Lighthouse is located in the campus style Gasworks development in close proximity to the city centre and a few minutes walk from Belfast's CBD.

The Gasworks offers an excellent environment for staff with open green spaces and access to the Lagan Tow Path. Major occupiers in the park include Lloyds Banking Group, Fintru and Herbert Smith. The 120 room Radisson Blu Hotel immediately adjoins Lighthouse and there is an abundance of parking available.

Lighthouse is readily accessible, connections to the road network and key public transport hubs are easily reached:

- Lanyon Place Station 10 minutes walk
- Great Victoria Street Transport Hub 15 minutes walk
- Belfast City Hall 10 minutes walk
- George Best Belfast City Airport 9 minutes drive

Description


Lighthouse provides a rare opportunity to acquire c. 60,000 square feet of Grade A office accommodation. Following refurbishment the specification will include:

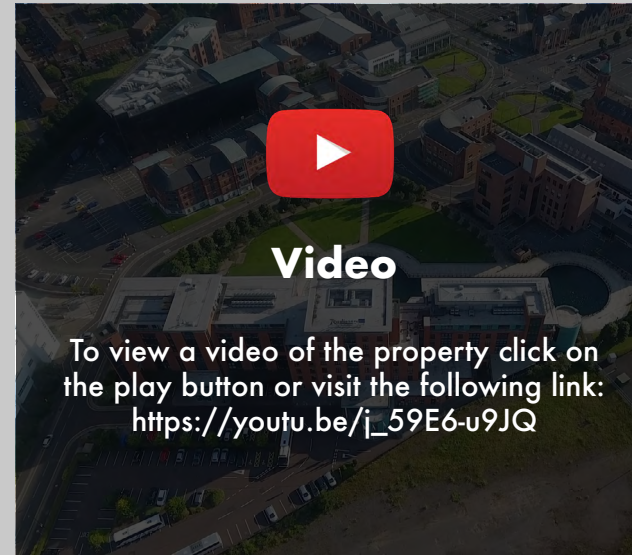
- Flexible floor plates providing up to 9,875 sq ft
- Fully accessible raised access floor
- Suspended ceilings with incorporated LED lights
- Fan coil air conditioning capable of a base occupancy of 1 person: 8 sq m
- High quality double height reception area with manned concierge
- Dedicated male/female/disabled toilets on each floor
- 2x13 person high speed passenger lifts
- Bike storage and shower/changing facilities

Accommodation

Floor	Sq Ft	Sq M
Ground Floor	9,515	884
First Floor	9,875	917
Second Floor	9,875	917
Third Floor	9,875	917
Fourth Floor	9,875	917
Fifth Floor	9,870	911
Total	58,195	5,463



Lighthouse Building 



Video

To view a video of the property click on the play button or visit the following link:
https://youtu.be/_59E6-u9JQ





Lease Details

Rent:	On application
Term:	By negotiation
Service Charge:	To be confirmed

Rates

c. £7.25 psf payable.

VAT

The subject property is registered for VAT, therefore VAT will be payable on Rent and Service Charge.

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**CURRENT EPC**

Will improve following refurbishment.

Display Energy Certificate Northern Ireland
 How efficiently is this building being used?

Department of the Communities
 Lighthouse
 1 Cromac Place
 BELFAST
 BT7 2JH

Certificate Reference Number:
 0340-0413-3588-8902-8002

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.finance-ni.gov.uk.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100 **92**
 100 would be typical
E 101-125
F 126-150
G Over 150
 Less energy efficient

Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.

Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Grid Supplied Electricity
 Building environment: Air conditioning
 Total useful floor area (m²): 6267
 Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/year)	43	112
Typical Energy Use (kWh/year)	125	95
Energy from renewables	0%	0%

Administrative Information

This is a Display Energy Certificate as defined in NI SF2000/170 as amended.

Assessment Reference: 0340-0413-3588-8902-8002
 Assessor Name: David Murray
 Assessor Number: 6170-000009
 Accreditation Reference: Strona Certification Ltd
 Employer/Trading Name: Department of Finance and Personnel
 Employer/Trading Address: Energy Ltd Fl1, Clave House, BT5 9ET
 Issue Date: 02-02-2017
 Nomination Date: 02-02-2017
 Valid Until: 01-02-2018
 Related Party Disclosure: Contractor to the occupier for EPCB services only.

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report - 0438-2007-0538-0400-7805.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited and RHM Commercial or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.

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 (<http://www.legislation.gov.uk/uksi/2017/692/made>). 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 Osborne King and RHM Commercial. 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.

www.osborneking.com

028 9027 0000

@OsborneKingNI

PROPERTY

LOCATION

DESCRIPTION

GALLERY

LEASE DETAILS

CONTACT

TO LET