

ANDRAS
— LOFTS —

Andras House 60 Great Victoria Street, Belfast

MODERN LOFT-STYLE OFFICE SUITES



RANGE OF SUITES AVAILABLE FROM 1335 TO 6270 SQFT

YOUR URBAN WORKSPACE IN BELFAST

A black and white photograph of a modern office space. The room features exposed brick walls and a vaulted ceiling with white structural beams. Several workstations are arranged in rows, each with a desk, a computer monitor, and an office chair. A person is seated at one of the desks in the foreground, looking at a monitor. In the background, another person is standing near a doorway. The overall atmosphere is professional and contemporary.

Industrial loft-style offices, with exposed brick and vaulted ceilings.

- Sustainable location at public transport hub
- Cycle and shower provision
- Attractive entrance
- Security concierge

SUPERBLY CONNECTED

LOCATION



Weavers Cross Transport Hub

Glider Phase 2



- Weavers Cross Transport Hub is on site
- Glider Phase 2 to run on Great Victoria Street
- Extensive existing rail, coach and bus connections
- Belfast Bikes provision

Great Victoria Street is set to become **the best connected and most sustainable location** in Belfast

WITH URBAN LIFESTYLE



What your vibe? This location has it all!



BOOJUM



SUBWAY



STARBUCKS



CAFFE NERO



FRATELLI



ANYTIME
FITNESS



TESCO METRO



CROWN LIQUOR SALON

EAST WING

1335 sqft / 124m² to
3355sqft / 312m²



EAST WING



[TAKE A WALKTHROUGH](#)



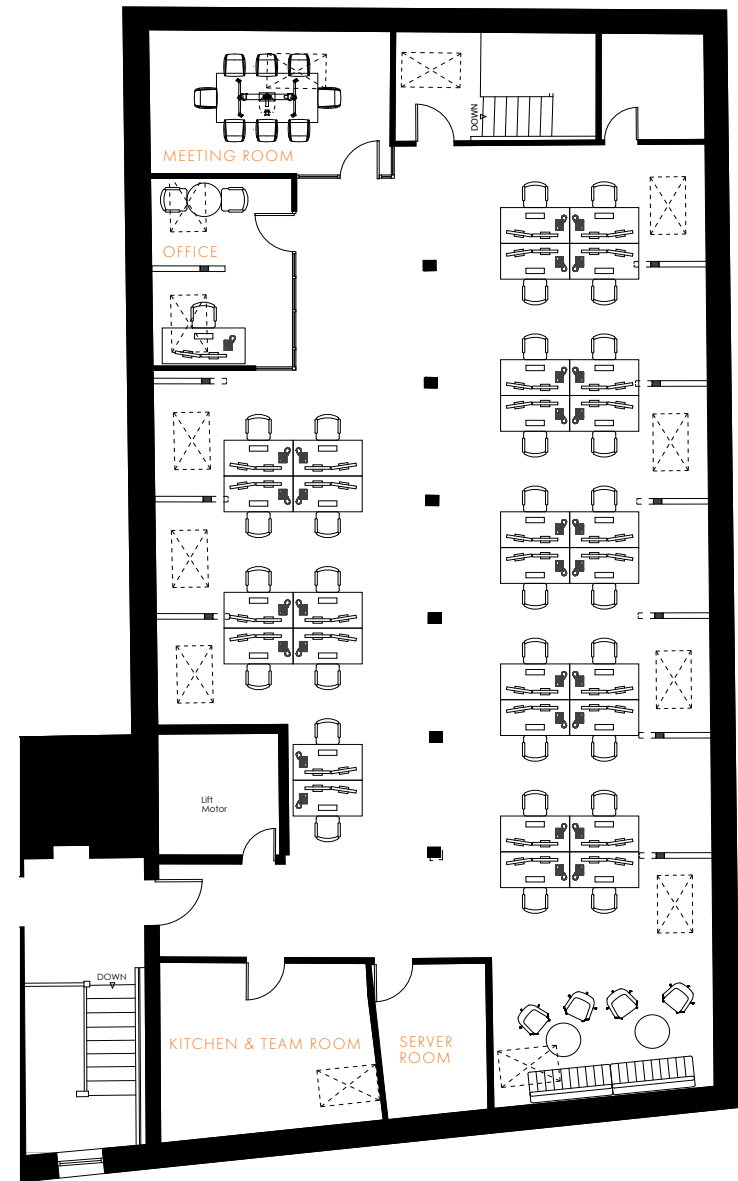
EAST WING

[TAKE A WALKTHROUGH](#)



WEST WING

2915 sqft / 270 m²



WEST WING

[TAKE A WALKTHROUGH](#)



WEST WING



[TAKE A WALKTHROUGH](#)



BRIGHT, AIRY, SPACIOUS



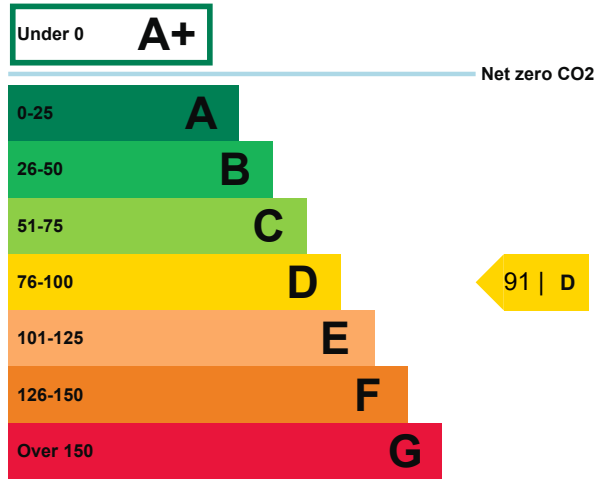
**Fully refurbished office suites
with space and character**

- LED and feature lighting
- Carpet flooring
- Exposed red brick walls and roof trusses
- Private team break-out areas with kitchens
- Access control
- 24 hour access with daytime security concierge
- Power distribution
- Shared refurbished WC provision
- Showers facilities
- Cycle storage
- High speed fibre broadband to building
- Lift access to all floors

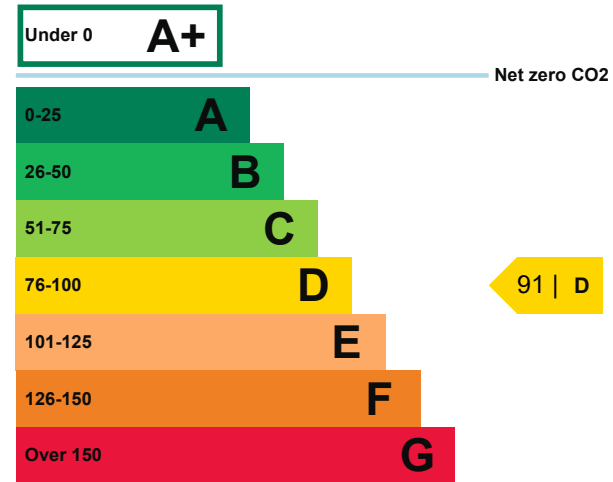
GOOD TO GO!

5 or 10 year Lease | Serviced option available

WEST WING:



EAST WING:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Campbell Cairns
Commercial

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KNOWLEDGE • ACTION • EXPERIENCE

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