

# TO LET THE CYLINDER BUILDING

3 Cromac Quay,  
Belfast BT7 2JD



## PROPERTY HIGHLIGHTS

- Office suites available from approximately 4,310 sqft (400 sqm) to 14,639 sqft (1,360 sqm).
- Occupying a highly prominent position within the Gasworks in close proximity to the City Centre.
- 8 dedicated parking spaces.

## THE CYLINDER BUILDING

## LOCATION

The Gasworks is a modern campus style business park located in close proximity to Belfast City Centre. Its location provides ease of access to the City's main arterial routes whilst the Belfast Transport Hub and Lanyon Place Rail Station are both within a 10 minute walk. The regions main airports, George Best Belfast City Airport (c. 3.5 miles) and Belfast International (c. 18 miles) are a short drive away.

The property occupies a highly prominent position within the Gasworks immediately adjacent to the main pedestrian and vehicular entrances. Occupiers in the scheme include Lloyds Banking Group, Herbert Smith Freehills, FinTrU and Consarc Design Group whilst there is also a 120 bed Radisson Blu Hotel.

## DESCRIPTION

The property is a modern three storey office building with the available accommodation arranged over part ground and first floor which is served by a central core housing two no.12 person passenger lifts, stairwell access and WC facilities. There are further circulation cores at the northern and southern ends of the building providing stairwell access to the upper floors with WC's at each level and shower facilities.

The available accommodation comprises three office suites.

### Internal fit out includes:

- Plastered & painted walls.
- Raised access floors.
- Suspended ceilings with recessed lighting.
- Air conditioning.
- Expansive glazing providing abundant natural light throughout.

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## ACCOMMODATION

The accommodation provides the following approximate net internal areas:

**Ground Floor North:**

4,310 sqft (400.41 sqm)

**First Floor North:**

4,310 sqft (400.41 sqm)

**First Floor South:**

6,019 sqft (559.18 sqm)

**Total: 14,639 sqft (1,360 sqm)**

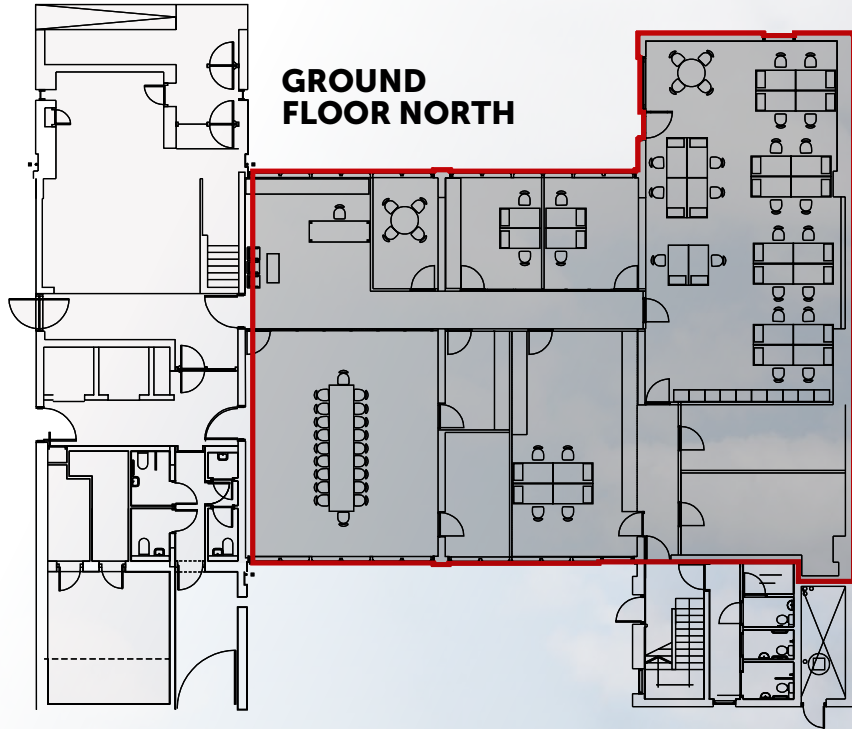
## LEASE DETAILS

<b>Term</b>	By negotiation
<b>Rent</b>	On application
<b>Repairs</b>	Full repairing terms
<b>Service Charge</b>	Levied to cover external repairs, maintenance & management of the common parts of the building and the estate.
<b>Insurance</b>	Tenant to reimburse the landlord in respect of the buildings insurance premium.

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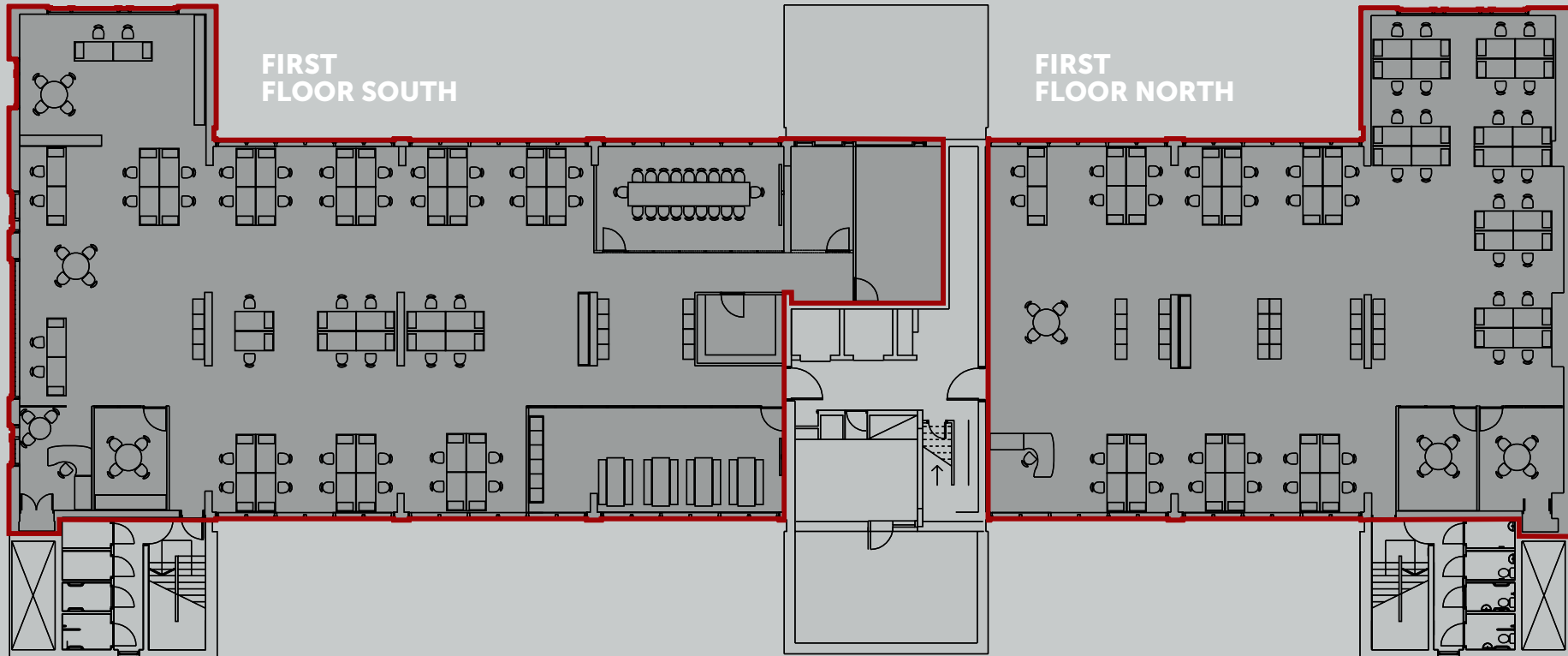
# FLOOR PLANS



\*For identification purposes only.

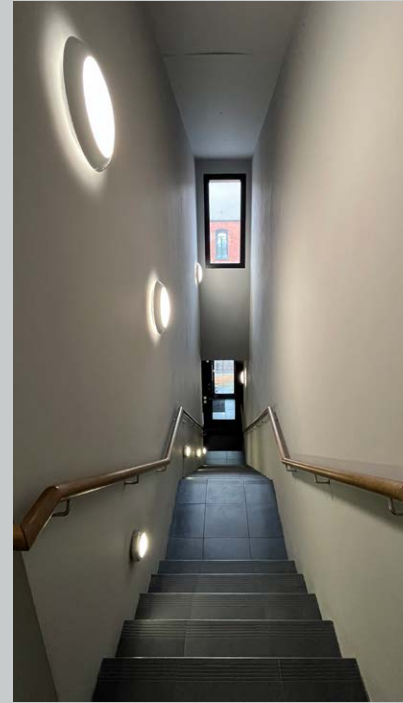
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## RATES

We have been advised by Land & Property Services that the Net Annual Value is £171,000 resulting in rates payable of approximately £94,229 (£6.44 per sqft) for the year 2022/23, based on Rate in £ of 0.551045.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

## EPC



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## CONTACT DETAILS



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