

MURRAY'S EXCHANGE

LINFIELD ROAD
BELFAST
BT12 5DD



OFFICE SPACE
FROM 2,000 TO 8,800 SQ.FT

MURRAY'S EXCHANGE

PAST. PRESENT. FUTURE BELFAST

Murray's Exchange is 20,000 sq ft office building which was redeveloped out of the former Murray, Sons & Co. limited tobacco company building, situated on the corner of Durham Street and Linfield Road.

The property was refurbished and extended in 2011 (RICS Award 2012), blending a modern high specification office whilst acknowledging and honouring the built heritage of the listed former head office. The listed element of the office retains many original features.

Arranged over 4 floors this unique building provides modern office accommodation in a range of sizes. The entrance from Durham Street is an impressive, double height glazed structure providing lift access to all floors.



The Murray Sons & Co. Ltd site, pictured above in the 1930s and below in the 1900s



Above: The original mosaic entrance details.
Below: The front entrance, partly demolished, pictured in 2009



Staff and visitors arriving by car can avail of the generous on-site parking accessed from Linfield Road. The car park benefits from a dedicated pedestrian entrance into the building from the rear.

Existing occupiers in the building include Skope, JAM Media and World Travel Centre.

Skope.

jam

WTC
World Travel Centre Group

MURRAY'S EXCHANGE

LOCATION

Belfast is a compact, energetic city and Murray's Exchange offers an unrivalled combination of accessibility in a high-quality office environment.

The building is located on the fringe of Belfast's Central Business District, positioned less than 8 minutes' walk to Belfast City Hall and less than 1 minutes' walk to Great Victoria Street Bus & Rail Terminal, which can be accessed via Glengall Street or St Andrews Square North.

Murray's Exchange offers those who require use of their car almost immediate access to the Westlink Southbound from the Grosvenor Road and Northbound from the A501 at College Avenue.

The property is well-positioned offering all the amenities an occupier could need within walking distance.

HOTELS

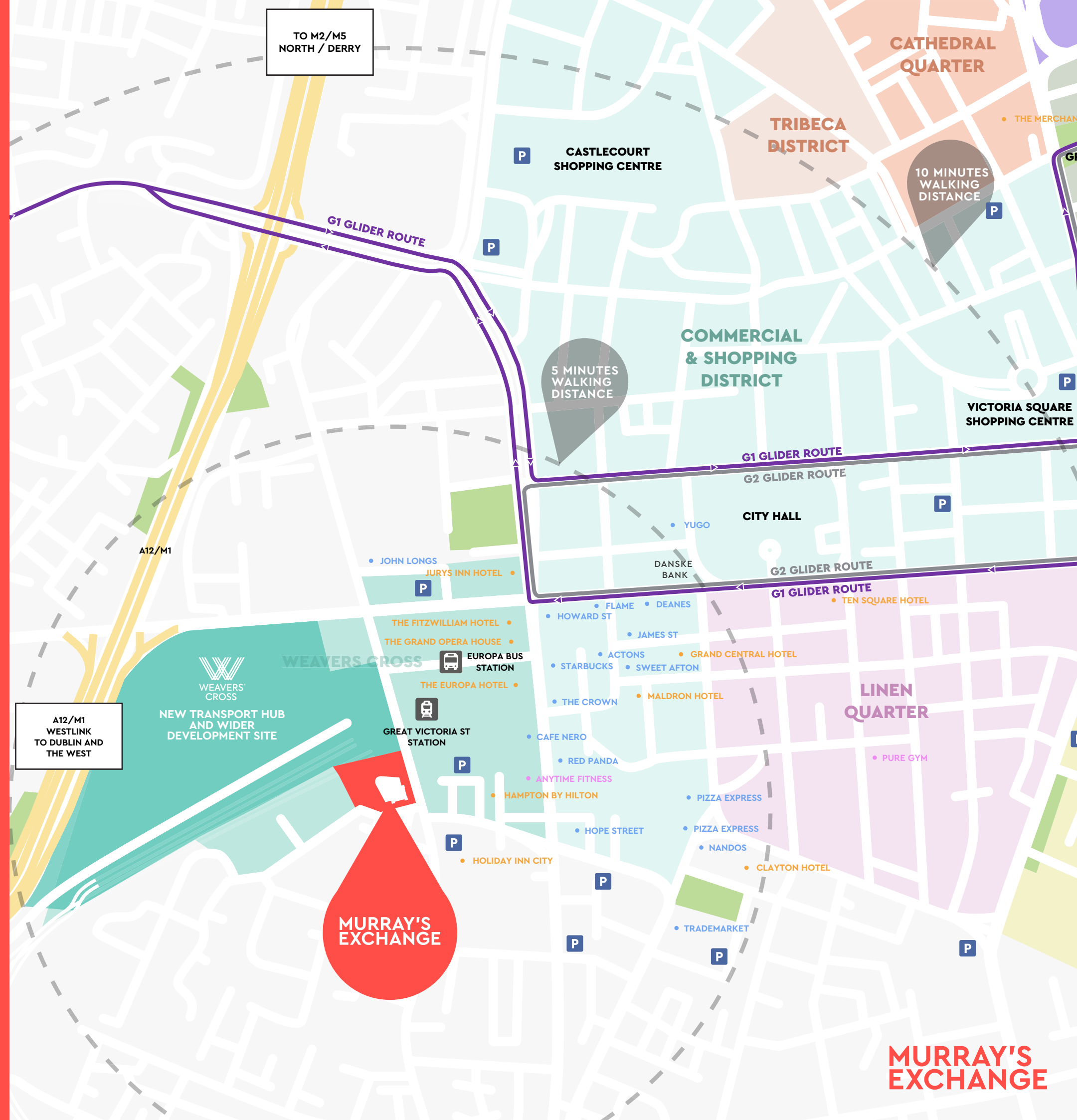
THE EUROPA	HAMPTON BY HILTON
THE FITZWILLIAM	THE HOLIDAY INN
THE GRAND CENTRAL	THE FLINT
JURYS INN	CLAYTON

F&B / COFFEE

CAFFE NERO	SWEET AFTON
STARBUCKS	HOWARD STREET
FRATELLI ITALIAN	FLAME
PIZZA EXPRESS	JAMES STREET BAR & GRILL
DEANES	YUGO

GYMS

PURE GYM - ADELAIDE STREET
ANYTIME FITNESS - GREAT VICTORIA STREET



**MURRAY'S
EXCHANGE**



REGENERATION & TRANSPORT HUB

THE NEW CITY GATEWAY

Murray's Exchange is exceptionally well positioned to capitalise on the strategic redevelopment of the new Transport Hub by Translink which will offer a significant uplift in the quality of passenger experience in this key infrastructure project.

As part of the development of the new transport hub, land is being released for a mixed-use development with a potential to create over 800,000 sq.ft. of build-to-rent residential accommodation, BTS apartments and modern office accommodation complemented by a range of convenience and service retail, not to mention an array of food and beverages opportunities.

Murray's Exchange, by virtue of its location, will be integrated into the place-making of Weavers Cross, a new dynamic area for Belfast.



WEAVERS CROSS
circa 20 acre site with approx 8 acres available for wider development

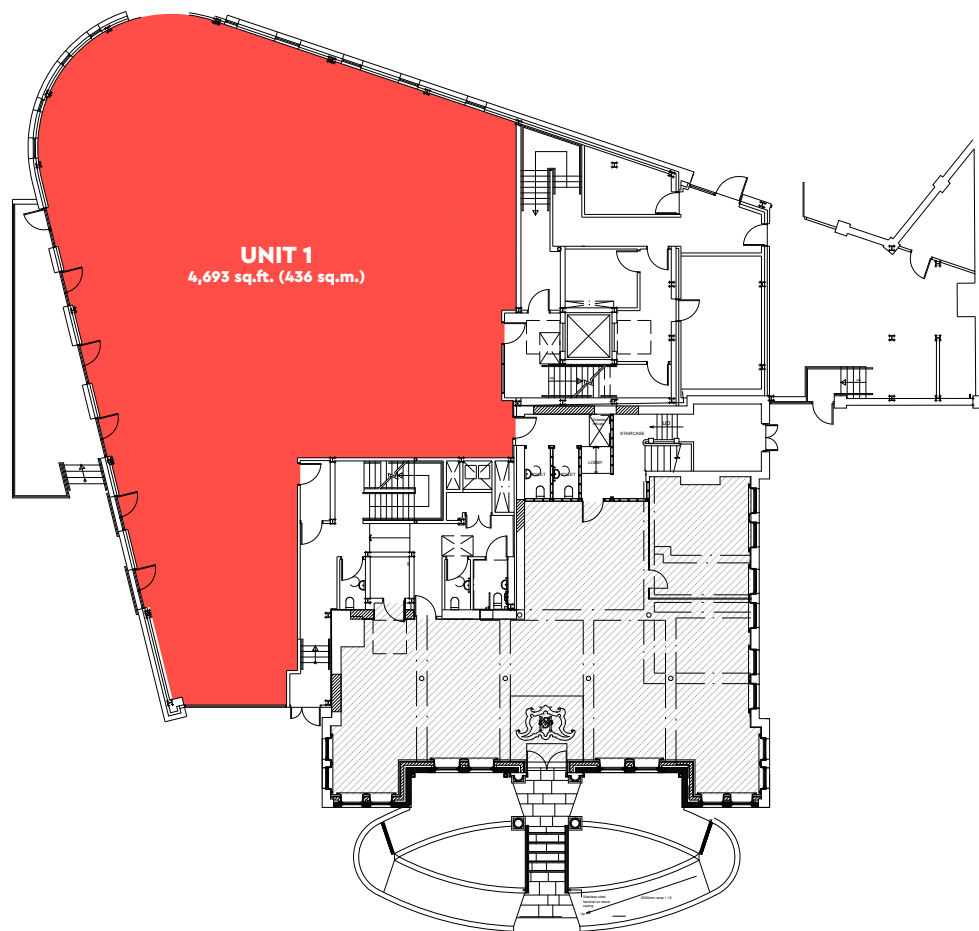
MURRAY'S EXCHANGE

Visualisation of the Weaver Cross development and the new Grand Central Station entrance.



ACCOMMODATION & FLOOR PLANS

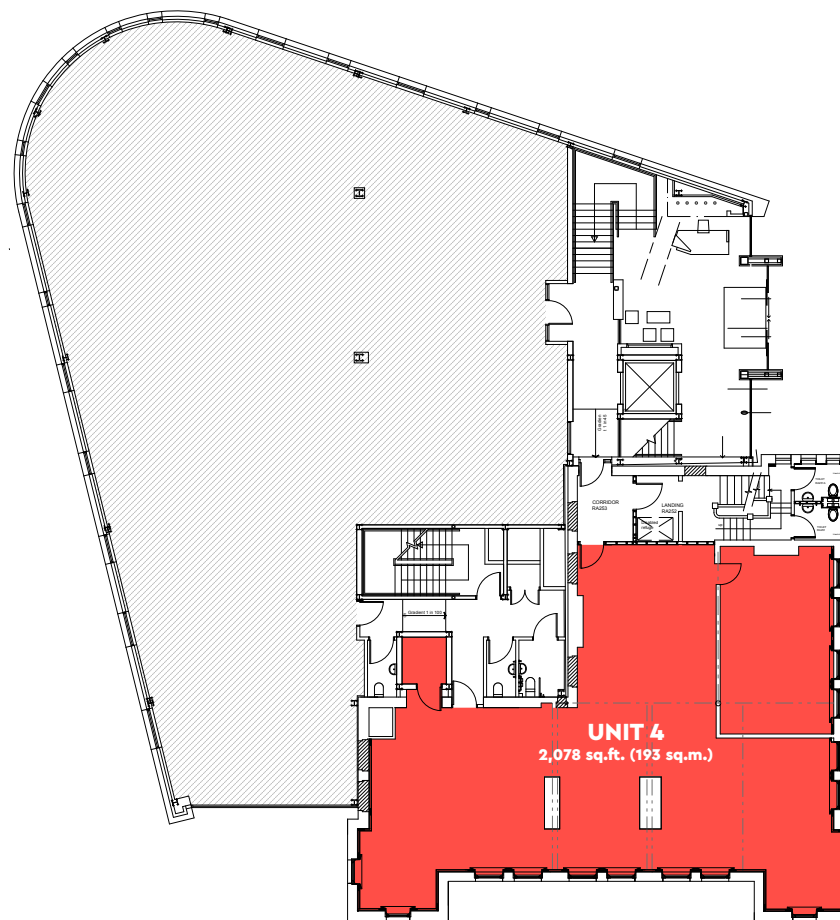
UNIT	FLOOR	AREA
UNIT 1	LOWER GROUND	4,693 sq ft (436 sq m)
UNIT 4	FIRST	2,078 sq ft (193 sq m)
UNIT 6	SECOND	2,088 sq ft (194 sq m)



UNIT 1

LOWER GROUND FLOOR

4,693 sq.ft. (436 sq.m.)

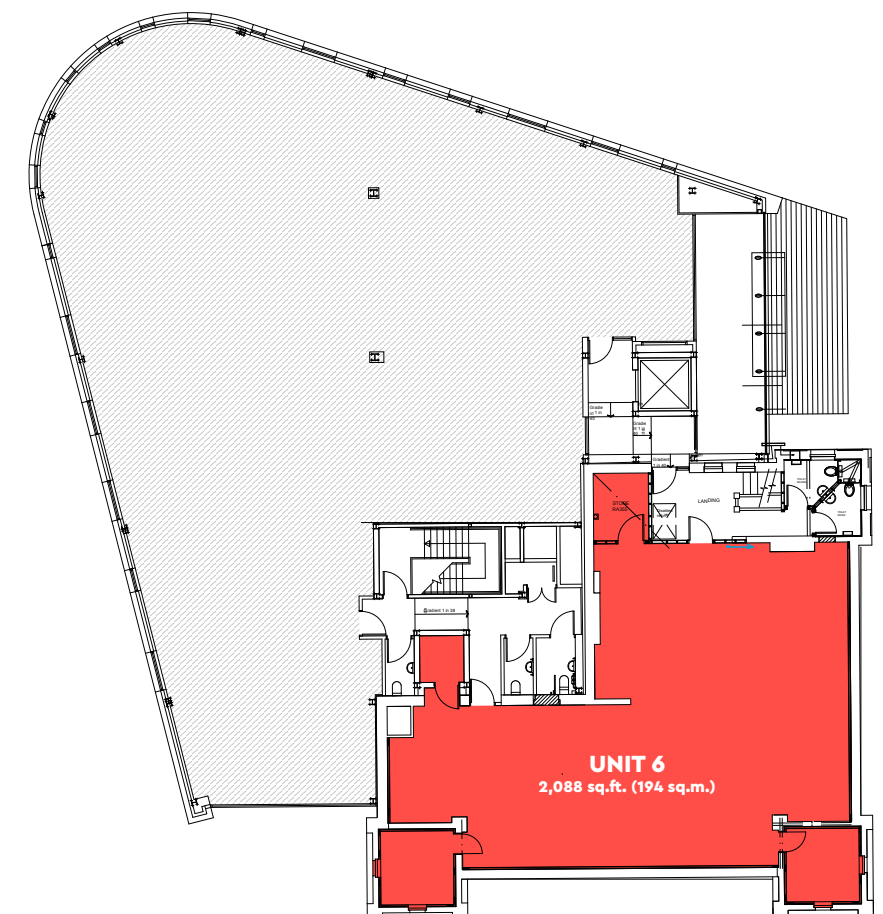


UNIT 4

FIRST FLOOR

2,078 sq.ft. (193 sq.m.)

UNIT 4 & 6 can be occupied together



UNIT 6

SECOND FLOOR

2,088 sq.ft. (194 sq.m.)

UNIT 4 & 6 can be occupied together

UNIT 1

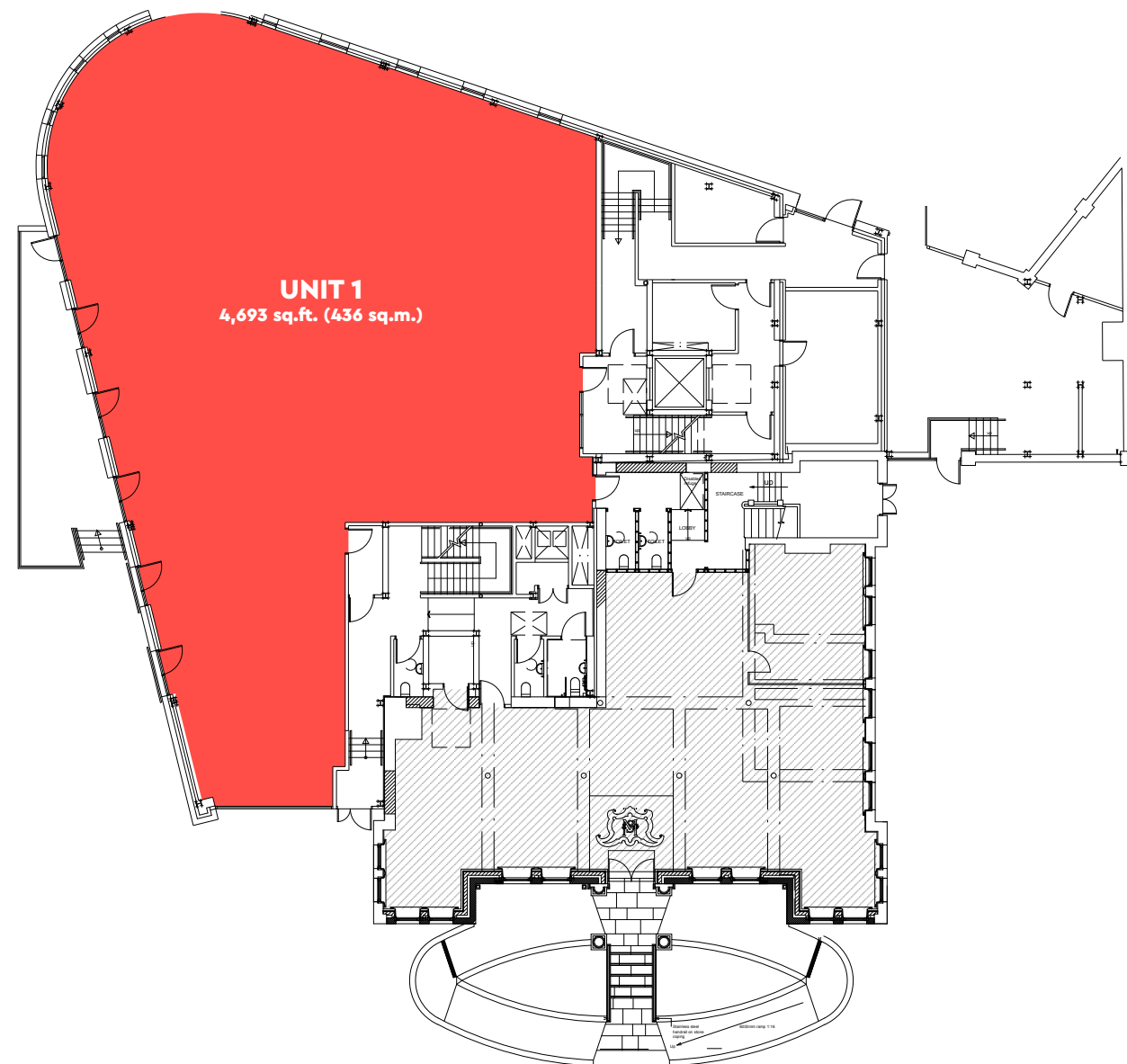
LOWER GROUND FLOOR

4,693 sq.ft. (436 sq.m.)

UNIT 1 IS LIGHT FILLED OFFICE SPACE WITH A GENEROUS FLOOR TO CEILING HEIGHT.

The accommodation is currently finished to a high standard incorporating:

- | | | |
|------------------------|------------------|-------------------|
| 5 no. private offices | Air Conditioning | Suspended ceiling |
| Raised access flooring | Carpeted | |
| Wall mounted radiators | Staff kitchen | |



UNIT 4

FIRST FLOOR

2,078 sq.ft. (193 sq.m.)

UNIT 4 IS SITUATED AT FIRST FLOOR LEVEL WITHIN THE MODERN PURPOSE-BUILT OFFICE BUILDING EXCELLENT ACCOMMODATION AS SET OUT BELOW.

Boardroom

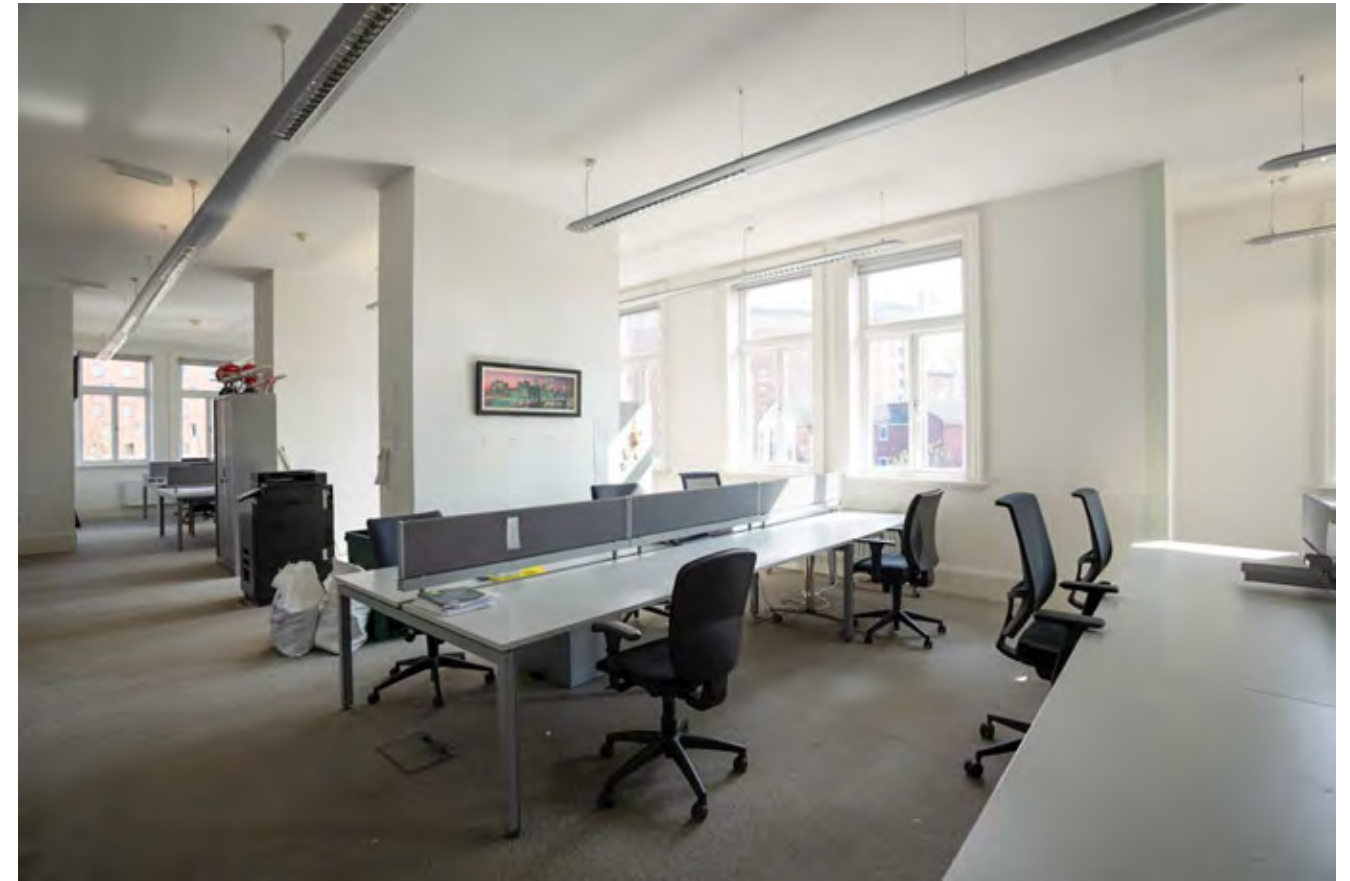
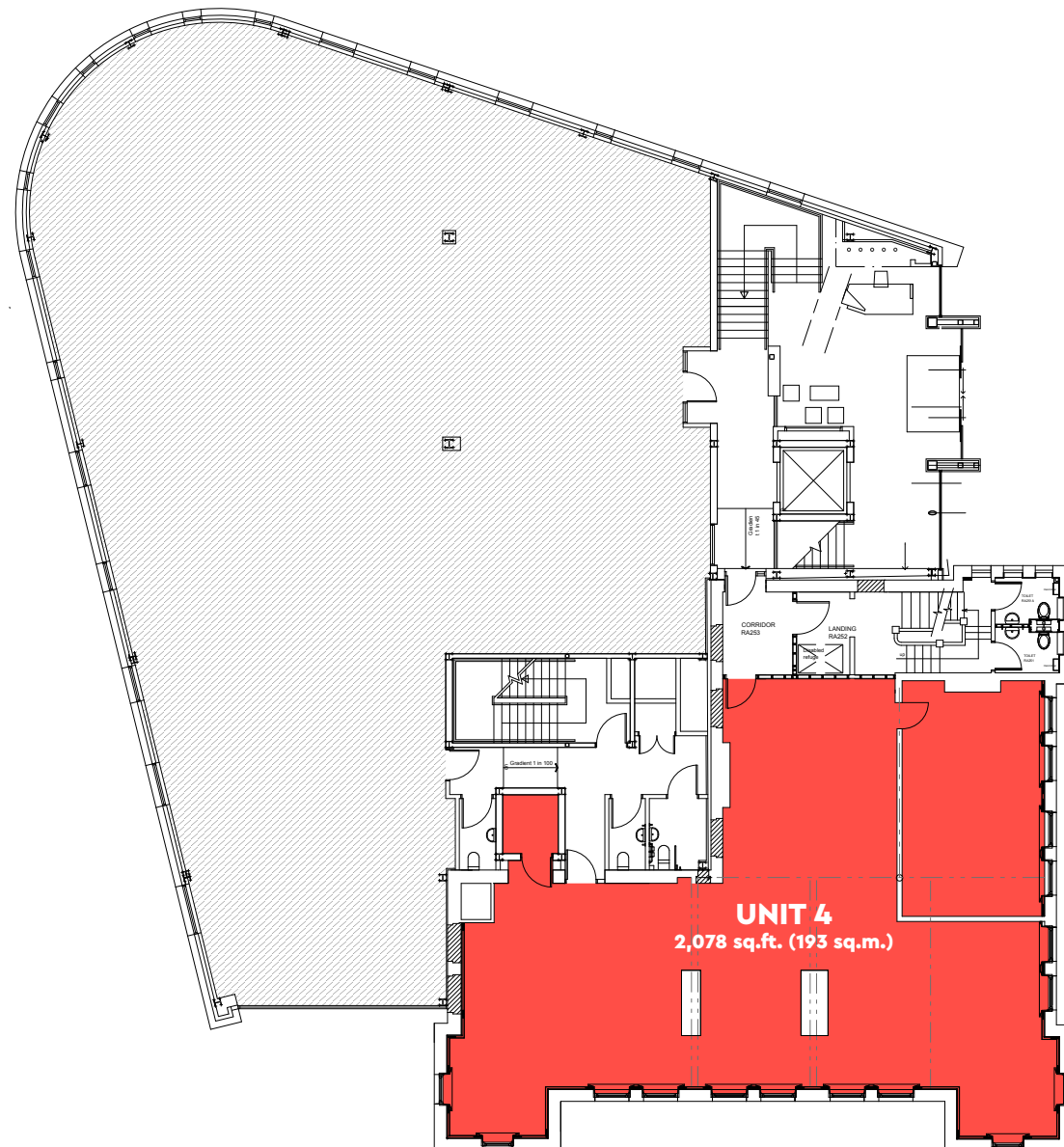
Comfort Cooling

Wall mounted radiators

Raised access flooring

Carpeted

Staff kitchen



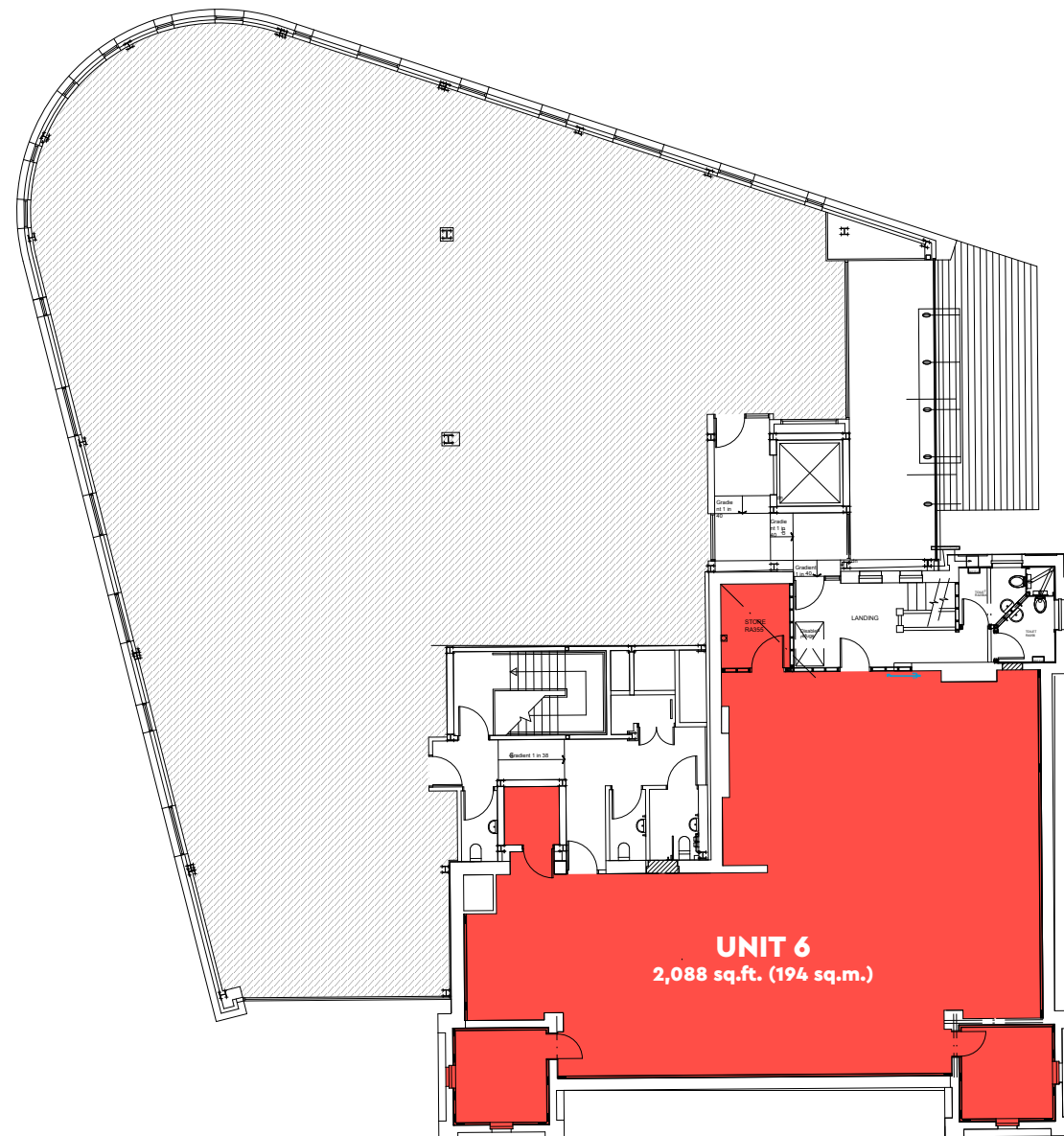
UNIT 6

SECOND FLOOR

2,088 sq.ft. (194 sq.m.)

UNIT 6 IS SITUATED WITHIN THE LISTED ELEMENT OF THE PROPERTY AND BENEFITS FROM GENEROUS FLOOR TO CEILING HEIGHTS AND AN ARRAY OF ORIGINAL FEATURES MODERNISED TO PROVIDE A MORE CHARACTERFUL SPACE.

- | | | |
|------------------------|--------------------|---|
| 2 no. private offices | Exposed roof beams | Wall mounted radiators |
| Raised access flooring | Carpeted floors | Painted and plastered ceilings (with partial corncicing features) |
| Comfort cooling | Staff kitchen | Double glazed windows |



MURRAY'S EXCHANGE

PROPOSAL

LEASE TERM	5 years	
RENT	UNIT 1	£15.50 per sq ft
	UNIT 4	£12.50 per sq ft
	UNIT 6	£12.50 per sq ft
REPAIRS	Internal repairing obligation	
SERVICE CHARGE	A service charge shall be levied by the landlord to cover the cost of communal services and repairs to the fabric of the building. Details upon request.	
INSURANCE	The tenant shall be responsible for the reimbursement of a fair proportion of the landlord's annual building insurance premium.	
RATES	Rates shall be payable directly by the occupier and we are advised by LPS that rates values are as follows:	
	UNIT 1	£57,200
	UNIT 4	£15,300
	UNIT 6	£14,900
	Non-Domestic Rate Poudage for 2022/2023 = £0.55	
CAR PARKING	Spaces are available at an additional cost of £1,000 per space per annum.	

Savills (Ireland) give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills (Ireland) have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

September 2022

EPCs

The image displays three Energy Performance Certificate (EPC) reports for Units 1, 4, and 6 of Murray's Exchange. Each report includes the following information:

- Unit 1:** Lower Ground Floor, 1-8 Linfield Road, BELFAST, BT12 5DR. Energy rating: C. Valid until: 28 July 2032. Certificate number: 1725-6036-9296-6072-8162. Property type: B1 Offices and Workshop businesses. Total floor area: 466 square metres.
- Unit 4:** 1st Floor, 1-8 Linfield Road, BELFAST, BT12 5DR. Energy rating: C. Valid until: 28 July 2032. Certificate number: 7096-9399-2524-5762-6035. Property type: B1 Offices and Workshop businesses. Total floor area: 200 square metres.
- Unit 6:** 2nd Floor, 1-8 Linfield Road, BELFAST, BT12 5DR. Energy rating: C. Valid until: 28 July 2032. Certificate number: 6076-2657-3699-9432-6475. Property type: B1 Offices and Workshop businesses. Total floor area: 205 square metres.

Each report also includes an energy efficiency rating for the property (C) and a comparison chart showing how the property's rating compares to others in the area. The charts indicate that the property's rating is better than 30% of newly built properties and 78% of typical existing stock for Unit 1, 29% for Unit 4, and 27% for Unit 6.

CONTACT



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