

TO LET

McConnell



7 CROMAC AVENUE, GASWORKS, BELFAST, BT7 2JA

BATIK

BUILDING





RIBA award-winning building

PROPERTY HIGHLIGHTS

- Extending to approximately 9,106 sq ft (846 sq m) over 3 floors.
- Occupying a highly prominent position within the Gasworks in close proximity to the City Centre.
- Fully fitted office to a high specification.
- Fantastic Technology Centre.
- On-site parking.

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 vehicular entrance. Occupiers in the scheme include Lloyds Banking Group, Allianz, Herbert Smith Freehills, FinTrU and Consarc Design Group whilst there is also a 120 bed Radisson Blu Hotel.





DESCRIPTION

The property comprises a striking RIBA award-winning three storey semi-detached office building constructed in c.2002 of concrete frame design finished externally to include painted render and timber panel walls at ground and first floor with metal cladding to the second floor and roof.

Internally the property provides modern regular shaped floor plates with access to the upper floors via two service cores, one of which benefits from a 13 person lift, whilst there are WCs at each level and shower facilities at ground floor.

The accommodation currently provides a mix of open plan and private offices, meeting rooms, break out areas and kitchen facilities.

Internal fit out includes:

- **Plastered & painted walls.**
- **Raised access floors with a range of finishes.**
- **Part exposed, suspended and vaulted ceilings.**
- **Range of LED and feature lighting throughout.**
- **Air conditioning and gas fired heating.**
- **Expansive glazing providing abundant natural light throughout.**



View on mobile

Flythrough video and images (taken prior to outgoing tenants occupation) kindly provided by McLaughlin & Harvey.



ACCOMMODATION

The premises provides the following approximate net internal area:

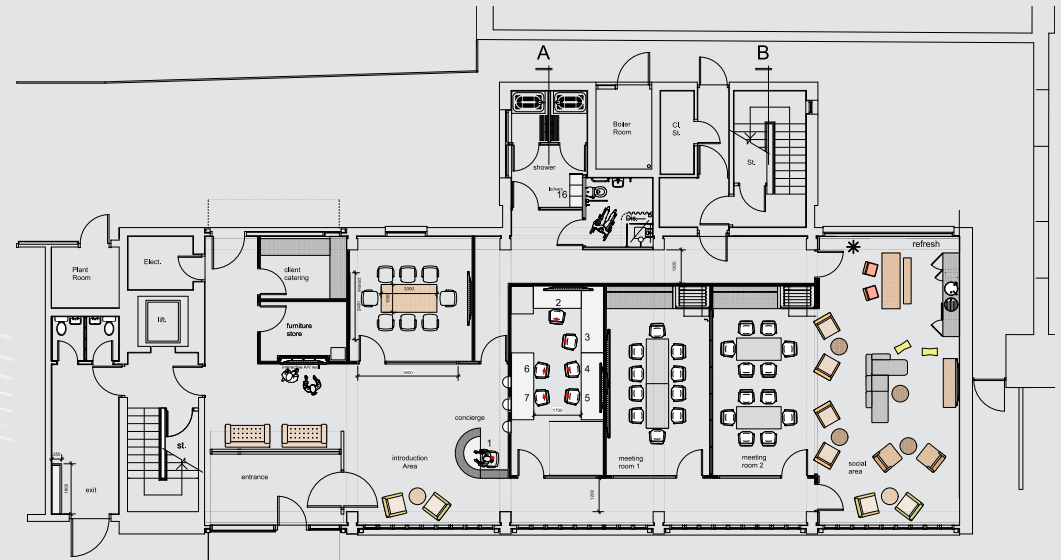
	Sq Ft	Sq M
Office Accommodation	9,106	846

LEASE DETAILS

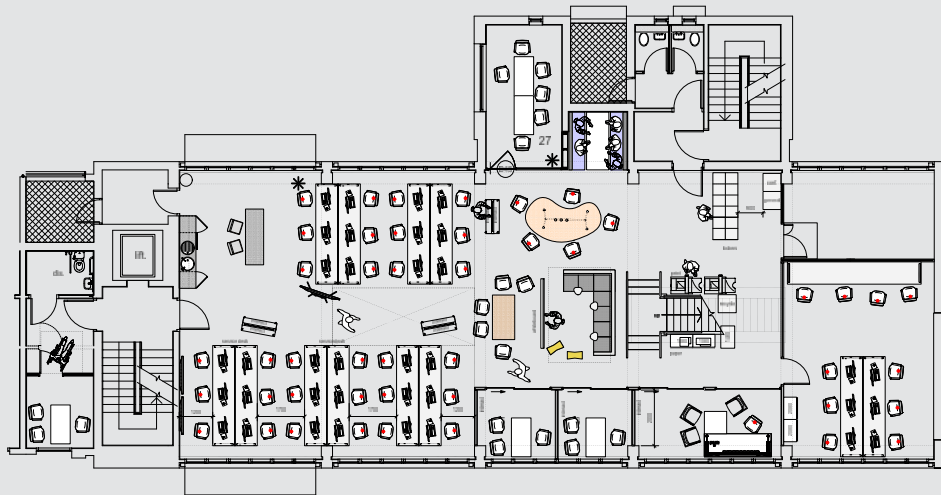
Term	By negotiation
Rent	On application
Repairs	Full repairing terms
Service Charge	Levied to cover management, maintenance and upkeep of the common parts of the estate.
Insurance	Tenant to reimburse the landlord in respect of the buildings insurance premium.



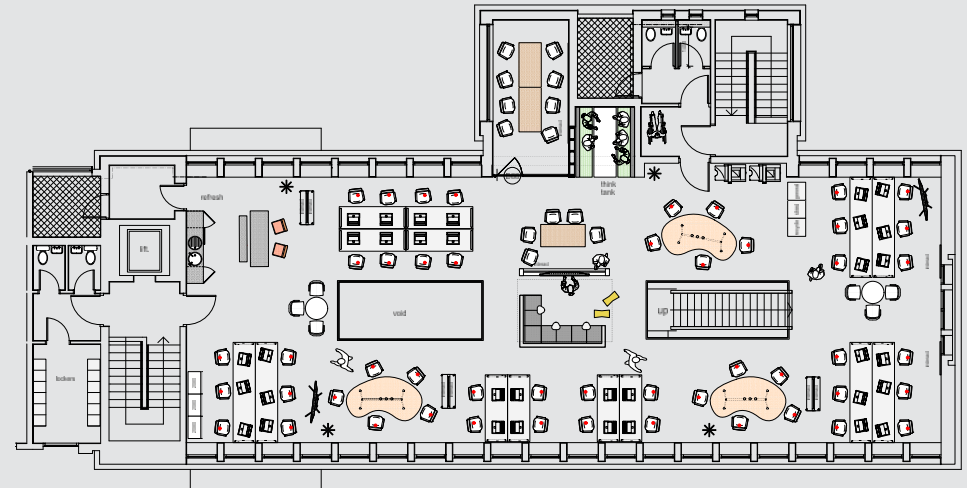
FLOOR PLANS



Ground Floor



First Floor



Second Floor



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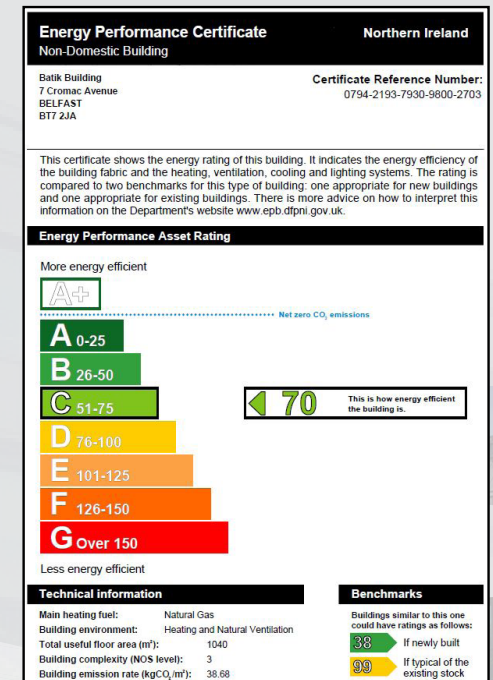
NAV

We have been advised by Land & Property Services that the Net Annual Value is £105,000 resulting in rates payable of approximately £56,507 for the year 2020/21 based on Rate in £ of 0.538166.

VAT

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

EPC





CONTACT DETAILS



**CUSHMAN &
WAKEFIELD**



**McCOMBE
PIERCE**

Robert Toland

079 8074 0270

028 9023 3455

robert.toland@cushwake-ni.com

McConnell



Alliance
Partner

Greg Henry

078 4192 8670

028 9020 5900

greg.henry@mcconnellproperty.com

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