



To Let Office Building with Secure Car Parking

Commission House, 18-22 Gordon Street, Belfast BT1 2LG

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100



SUMMARY

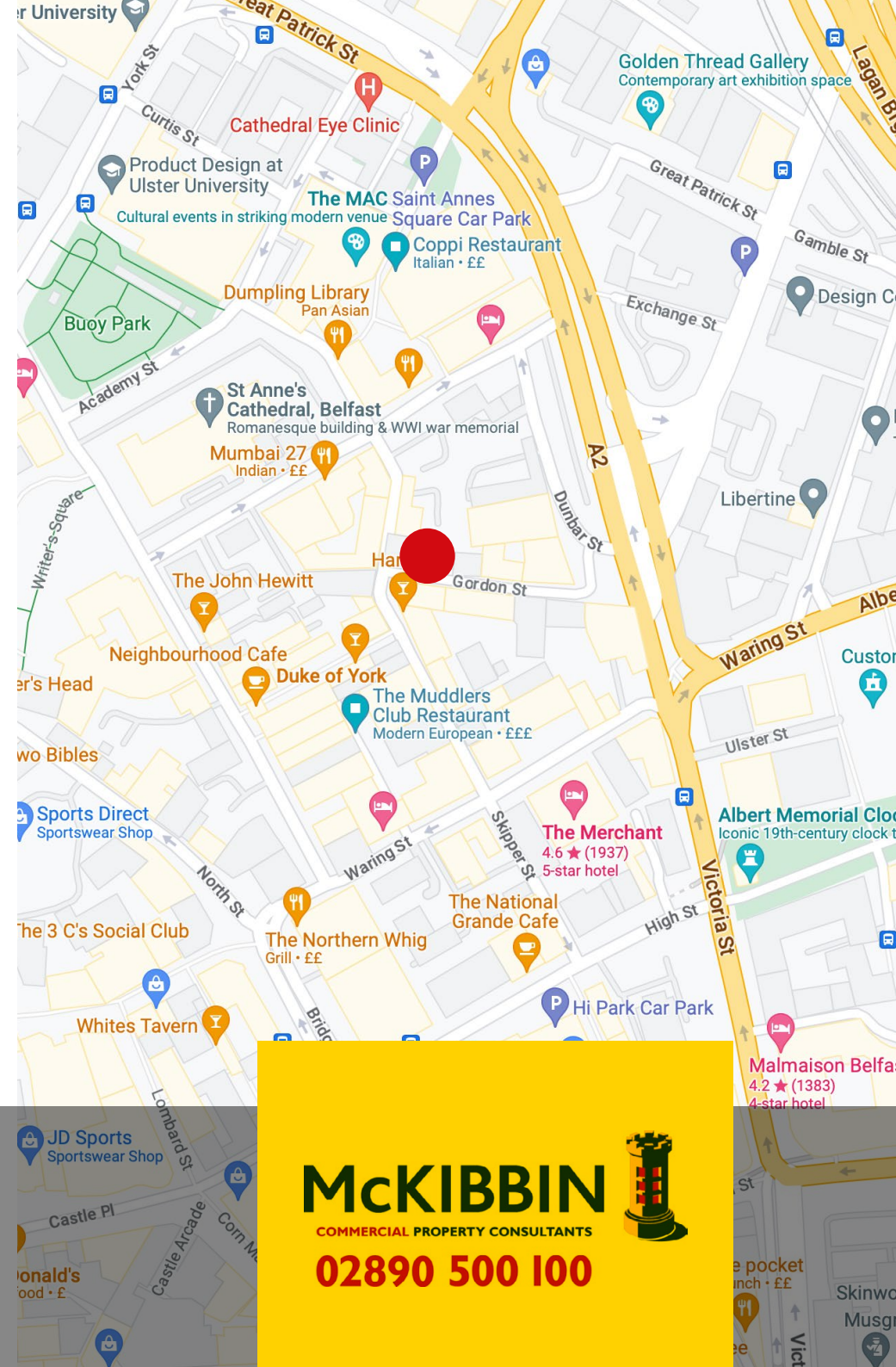
- Office building of 336 sq m (3,623 sq ft)
- On-site parking for up to 12 cars
- Flexible lease terms available

DESCRIPTION

- The offices benefit from own door access from Gordon Street leading to ground floor lobby with stairwell access to the upper floors.
- The building provides a mix of open plan and cellular office space including back up accommodation. The offices are finished to include carpeted floor coverings, raised access flooring on upper floors, partial perimeter trunking, plastered and painted walls, suspended ceilings with recessed strip fluorescent lighting and electric storage heaters.
- There are up to 12 spaces in a secure surface car park to the rear, accessed via electric gates and entryway from Gordon Street.

LOCATION

- The subject building occupies a highly prominent location on Gordon Street in the heart of the Cathedral Quarter, which is considered one of Belfast's most popular commercial and entertainment locations with a wide range of popular bars, restaurants, hotels and office occupiers.
- Neighbouring occupiers include the Merchant Hotel, St Anne's Square and the new Belfast Campus of the University of Ulster. The area is considered a popular office location with occupiers nearby including Worthington Solicitors, Krow, Labour Relations Agency, Regus and Edwards & Co. Solicitors.



To Let Office Building with Secure Car Parking

Commission House, 18-22 Gordon Street, Belfast BT1 2LG

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

ACCOMMODATION

Ground Floor	Sq M	Sq Ft
Entrance Lobby	14.27	154
Reception	8.55	92
2 no. Offices	76.27	821
WC		
Net Internal Area (GF)	99.09	1,067
First Floor		
2 no. Offices	37.21	400
Conferences Rooms 1 & 2	60.76	654
Store	4.33	47
Kitchen	9.50	102
Male & Female WC's		
Net Internal Area (FF)	111.80	1,202
Second Floor		
4 no. Offices	116.63	1,255
Safe Room/Store	9.17	99
Shower Room / WC		
Net Internal Area (SF)	125.80	1,354
Total Net Internal Area	336.69	3,623
12 car parking spaces		

LEASE DETAILS

Term:	Negotiable.
Rent:	£50,000 per annum, exclusive.
Rent Reviews:	Upwards only on third or fifth anniversary.
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of the buildings insurance premium.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

RATES

NAV:	£42,200
Rate in £ 2023/24:	0.572221
Rates Payable 2023/24:	£24,147.73



To Let Office Building with Secure Car Parking

Commission House, 18-22 Gordon Street, Belfast BT1 2LG

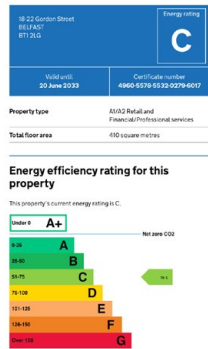
McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

EPC



Not To Scale. For indicative purposes only.

CONTACT

For further information or to arrange a viewing contact agents:

Brian Wilkinson
bw@mckibbin.co.uk

Scott Lawther
sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100