

**FLEXIBLE
TERMS**



To Let Office Building with Secure Car Parking

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



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COMMERCIAL

028 90 500 100

SUMMARY

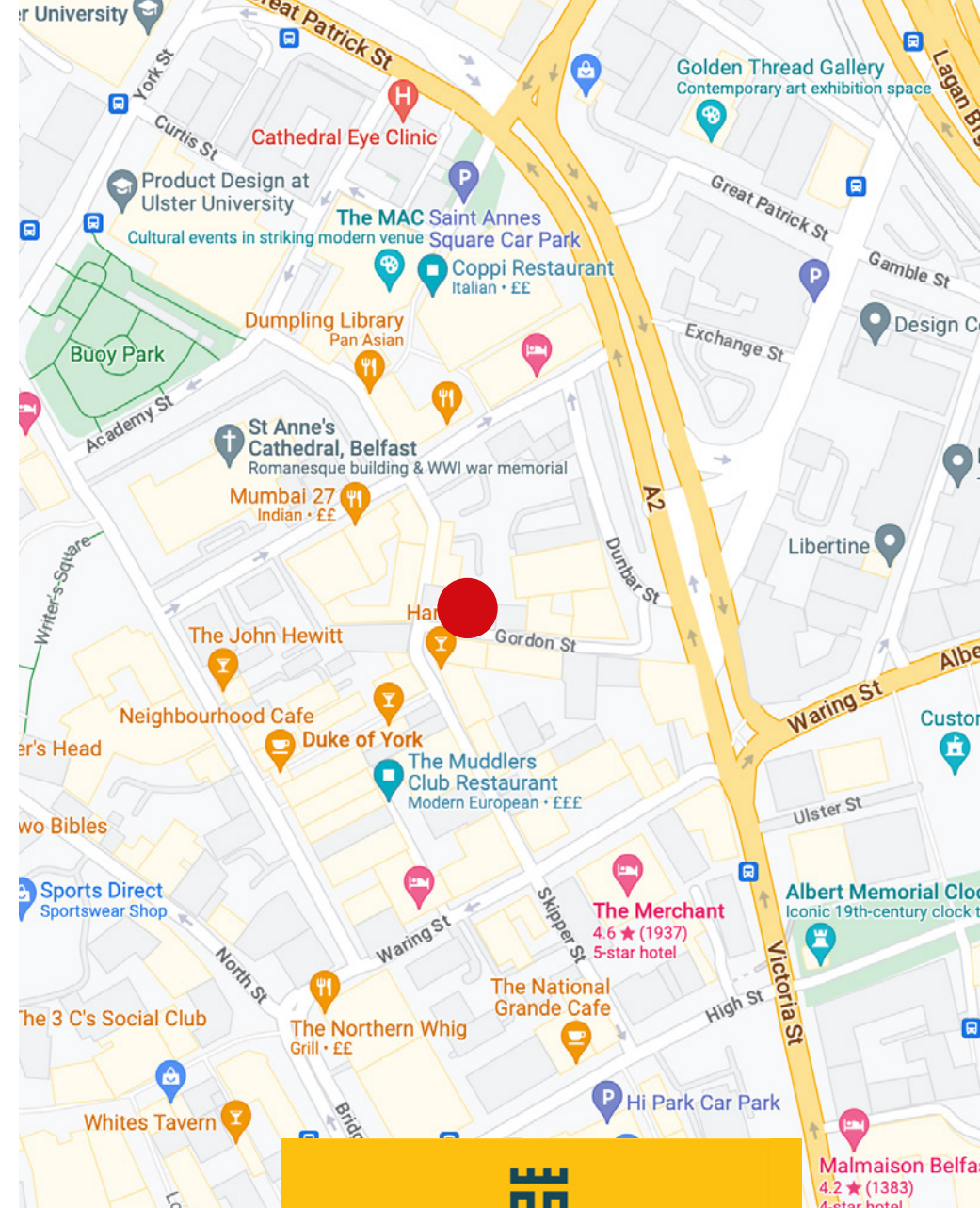
- Office building of 336 sq m (3,623 sq ft)
- On-site parking for up to 12 cars
- Flexible lease terms available

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.



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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:	On application.
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



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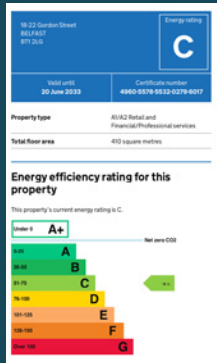
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EPC



Not To Scale. For indicative purposes only.

CONTACT

For further information or to arrange a viewing contact agents:

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