# TO LET

## OFFICE SUITE

**CITY EXCHANGE**
**11 – 13 GLOUCESTER STREET**
**BELFAST**
**BT1 4LS**

**Third Floor**

c.    301 m² (3,240 ft²)

## CONTACT:

Ryan McKenna
E: rmck@mckibbin.co.uk

## Property Highlights

- Excellent City Centre location.

- Secure on-site parking available by agreement.

- Ready for occupation with minimal ingoing expenditure.

# TO LET

OFFICE SUITE – THIRD FLOOR
City Exchange, 11 – 13 Gloucester Street, Belfast

## LOCATION

Gloucester Street is located between Chichester Street and May Street in Belfast City Centre, a short walk from the city's retail core with Victoria Square Shopping Cente as well as the Laganside Law Courts close by.

Situated a few minutes walk from the Europa Bus and Rail Station and Central Rail Station, Gloucester Street is also in close proximity to the main City Bus terminus at Donegall Square. There are a number of public and private car parks in the immediate vicinity.

## DESCRIPTION

City Exchange is finished to a high standard to include impressive entrance foyer, two high speed passenger lifts, raised access floors, door entry system, fully fitted WC's, gas fired central heating, tea bar, suspended ceilings and recessed LED lighting.

City Exchange has been designed for professional companies requiring prestigious accommodation in a building which will project a strong corporate identity.
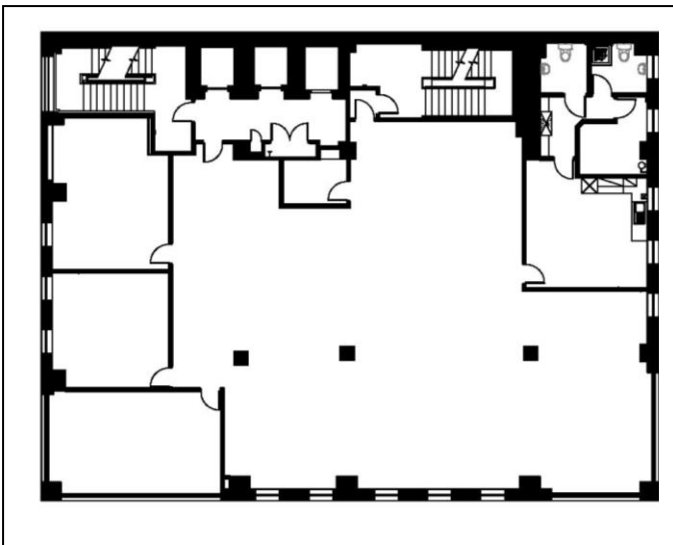
## ACCOMMODATION/RENTAL/RATES & SERVICE CHARGE SCHEDULE

The property provides the following approximate areas:

| Floor | Sq Ft Approx. | Sq M Approx. | Rent P.A.X. | Rates Payable 2023/24 | Service Charge | Insurance | EPC Rating |
|-------|-----|-----|-----|-----|-----|-----|-----|
| 3rd Floor | 3,240 | 301 | £53,460 | £28,153 | c. £5,800 | £1,250 | C53 |

Secure on-site car parking is available by way of separate licence agreement.

## VAT

The property is registered for Value Added Tax and therefore VAT is payable on all outgoings.



FLOOR PLAN