



## To Let Office Suites

City Exchange, 11-13 Gloucester Street, Belfast BT1 4LS



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## PROPERTY HIGHLIGHTS

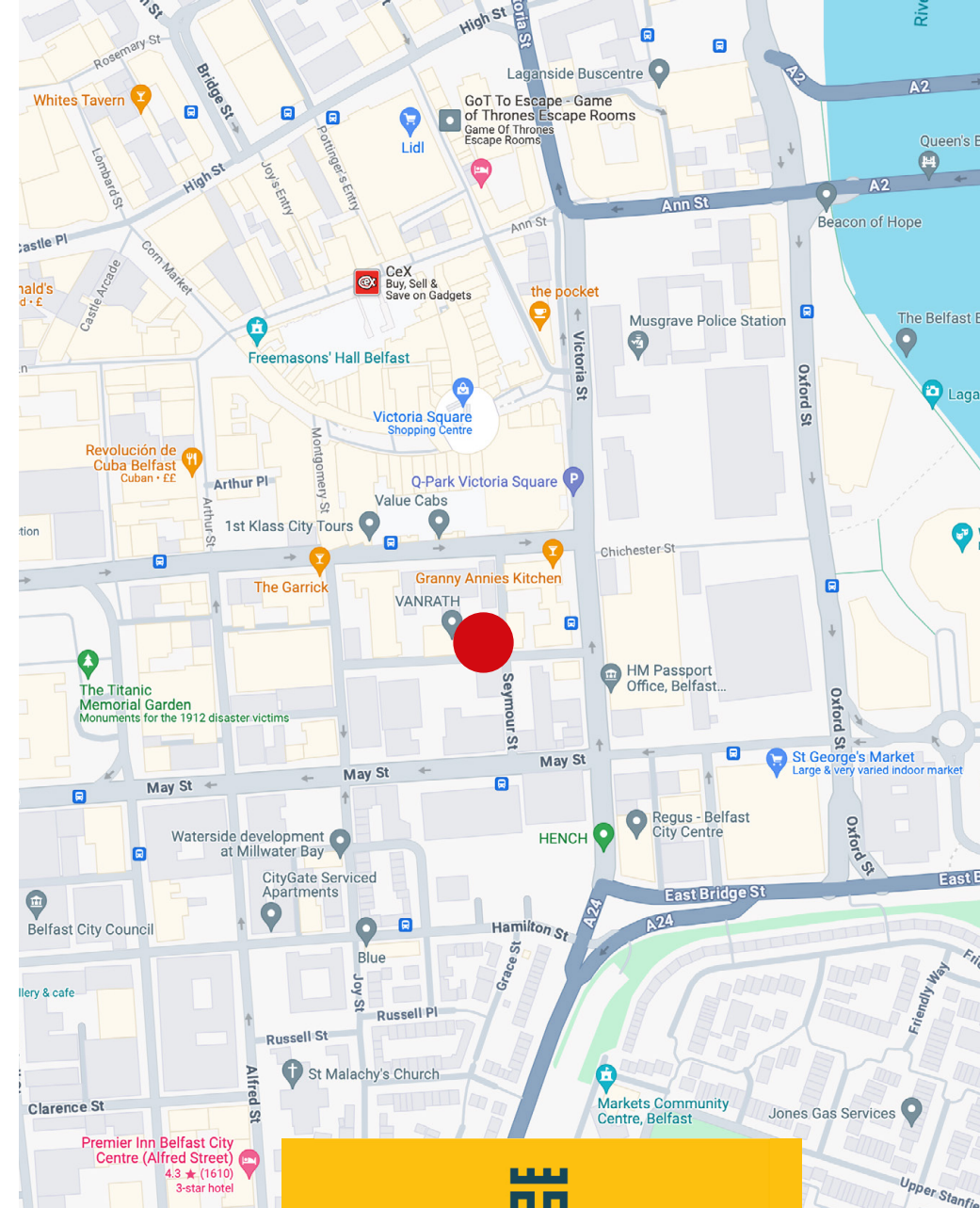
- Excellent City Centre location.
- Secure on-site parking available by agreement.
- Ready for occupation with minimal ingoing expenditure.

## 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 Centre 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.
- Occupiers within the building include Thompsons NI, Keoghs, Whiterock Capital, Scottish Nursing Guild and the Institute of Public Health.



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## 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 2024/25	Service Charge	Insurance	EPC Rating
Suite 1A	1,551	144	£26,500	£11,987*	c. £3,000	£584	B48
3rd Floor	3,240	301	£53,460	£29,489*	c. £6,500	£1,250	C53

\*Tenants should make their own enquires with Land & Property Services.  
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.



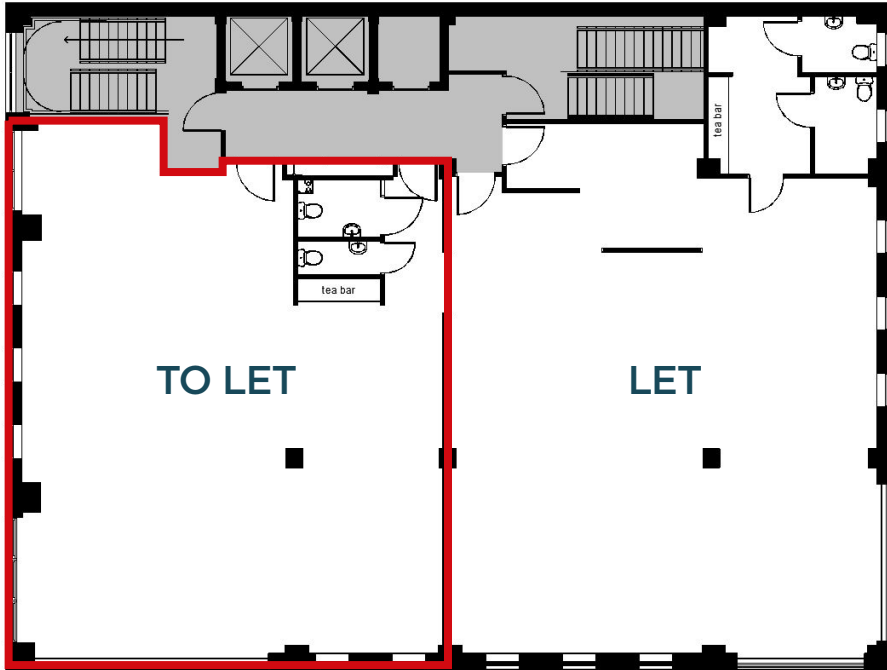
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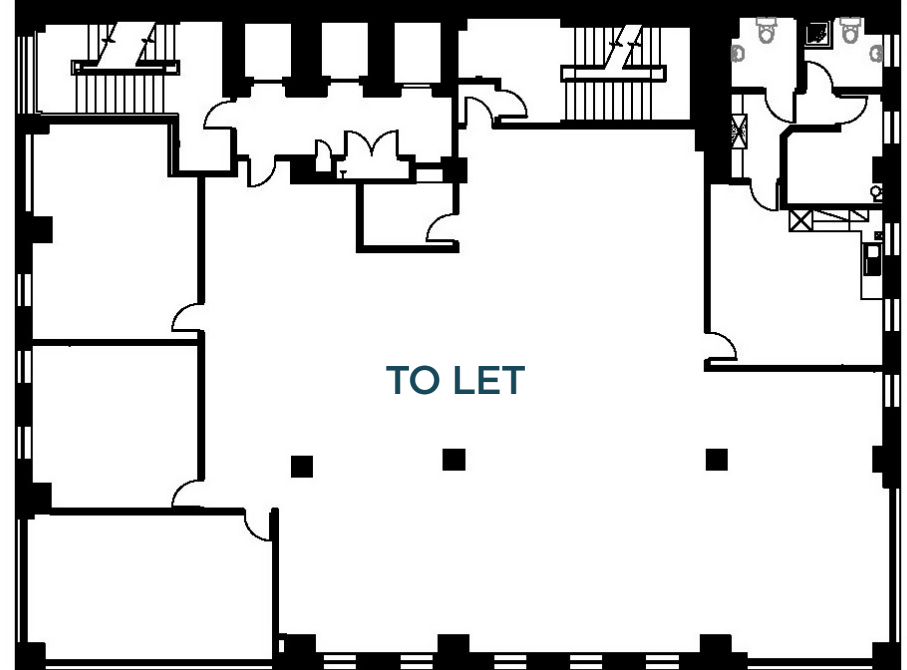


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1st Floor Suite 1A Plan



3rd Floor Plan

Not To Scale. For indicative purposes only.

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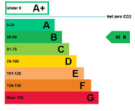


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## EPC

Energy performance certificate (EPC)		
1st Floor Suite A 1st Floor Suite 101-103 101-103 BT1 4LJ	Energy rating: <b>B</b>	Valid until: 19 June 2024
Property type: A1A2 Retail and Financial/Professional services		Certificate number: 329-2644-815-4841-2213
Total floor area: 149 square metres		
<b>Energy rating and score</b>		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.		The better the rating and score, the lower your property's carbon emissions are likely to be.
		

1st Floor Suite A

Energy performance certificate (EPC)		
3rd Floor 7th Floor 7th Floor 101-103 101-103 BT1 4LJ	Energy rating: <b>C</b>	Valid until: 20 September 2023
Property type: A1A2 Retail and Financial/Professional services		Certificate number: 6131-4772-1387-0224-0796
Total floor area: 315 square metres		
<b>Energy rating and score</b>		
This property's current energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.		The better the rating and score, the lower your property's carbon emissions are likely to be.
		

3rd Floor

## CONTACT

For further information or to arrange a viewing contact:

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