



To Let Office Suites

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



McKIBBIN
COMMERCIAL

028 90 500 100

PROPERTY HIGHLIGHTS

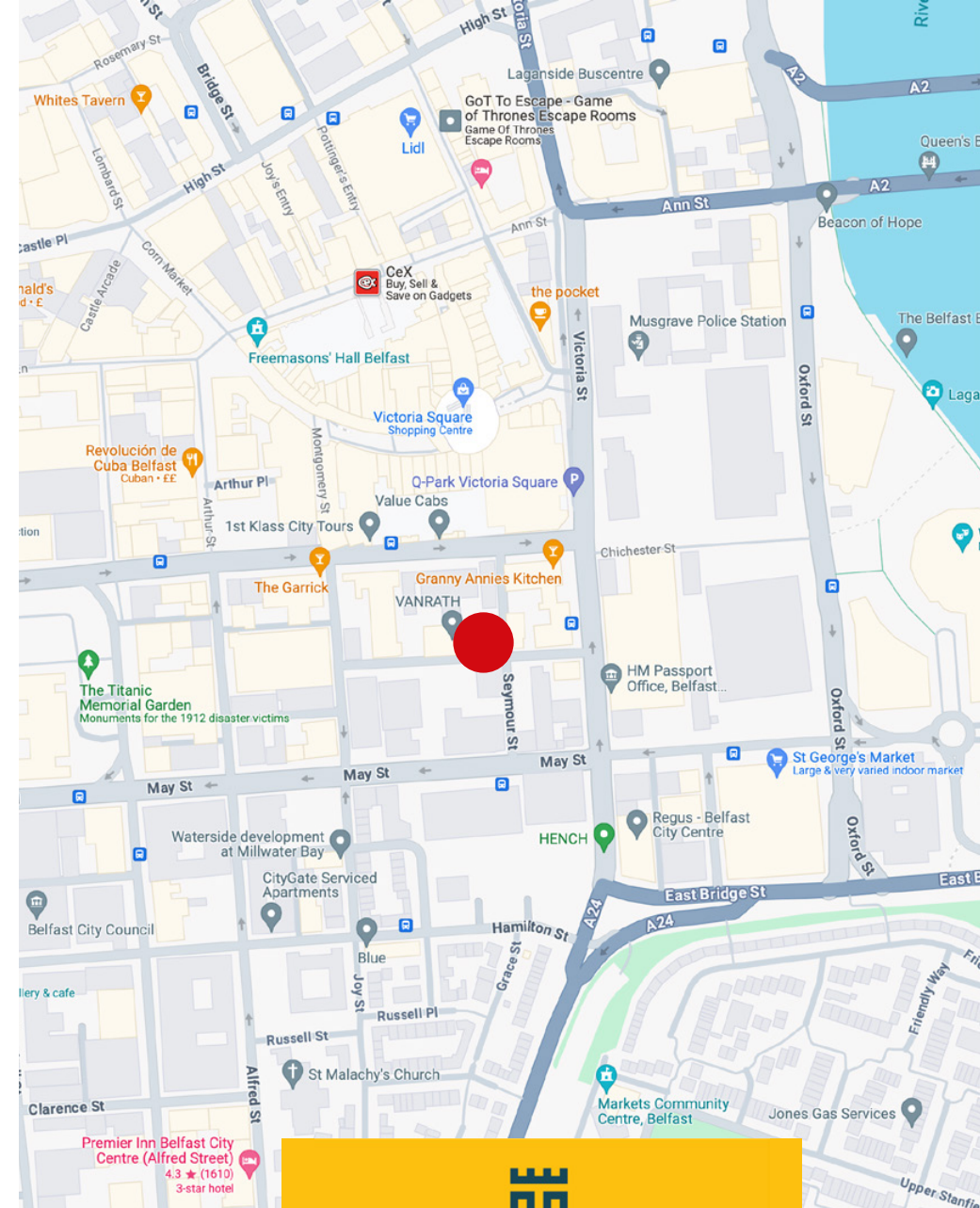
- Excellent City Centre location.
- Secure on-site parking available by agreement.
- Ready for occupation with minimal ingoing expenditure.

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.
- Public transport links are close by and there are numerous public car parks within close proximity including 800 spaces at Victoria Square and 472 spaces at the NCP Montgomery Street multi-storey.

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, and the Scottish Nursing Guild.



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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	£27,850	£11,987*	c. £3,100	£584	B48
3rd Floor	3,240	301	£56,700	£29,489*	c. £6,500	£1,250	C53
Suite 6B	1,630	151	£29,250	£13,126*	c. £3,260	£650	C60

*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.



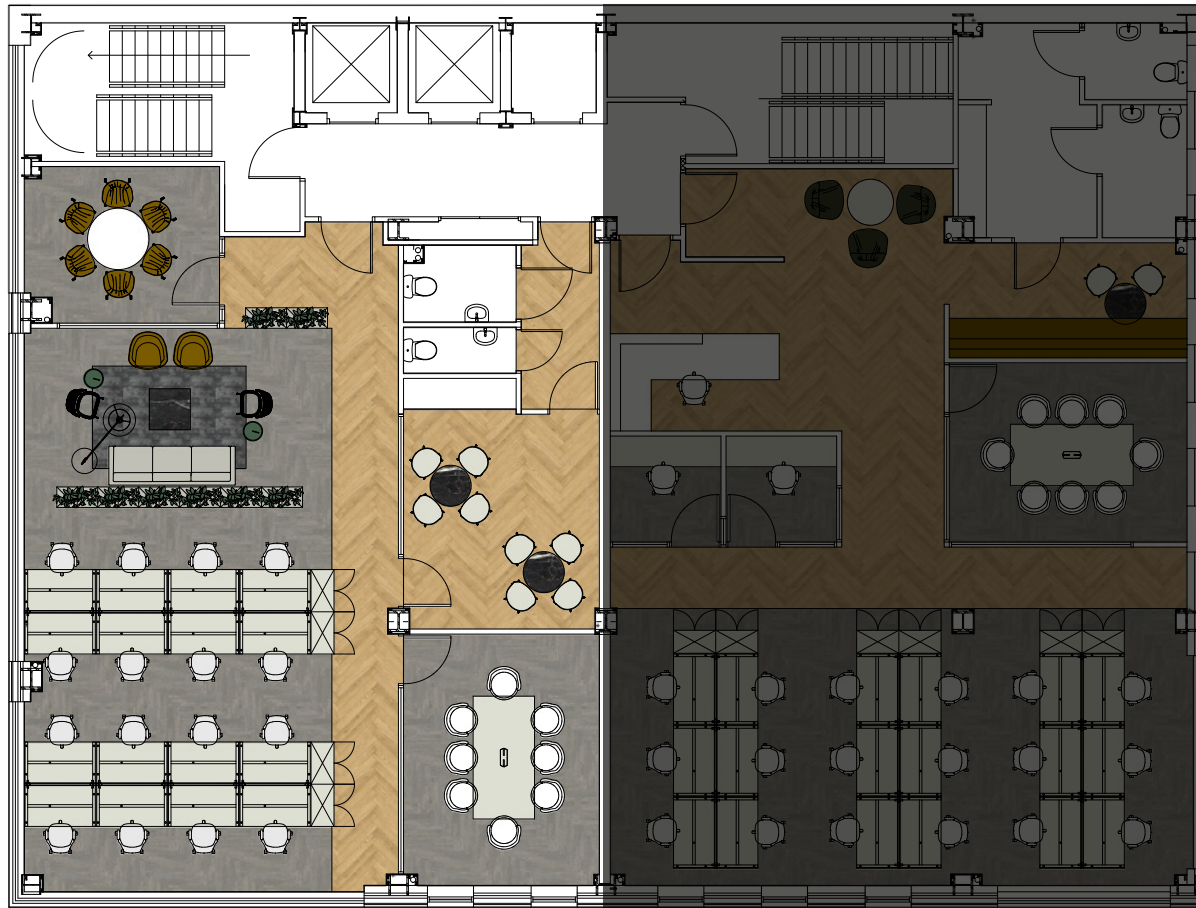
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Suite 1A To Let

Not To Scale. For indicative purposes only.

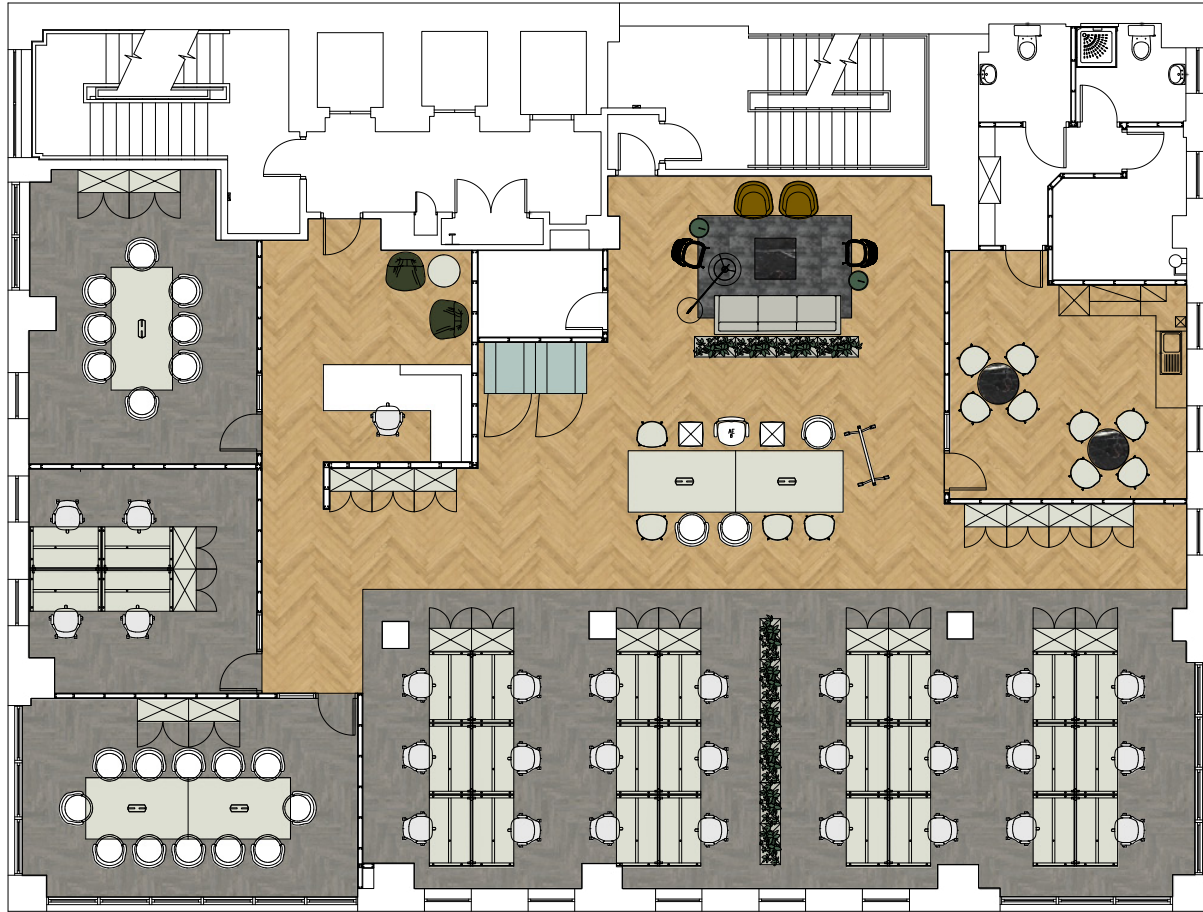
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3rd Floor To Let

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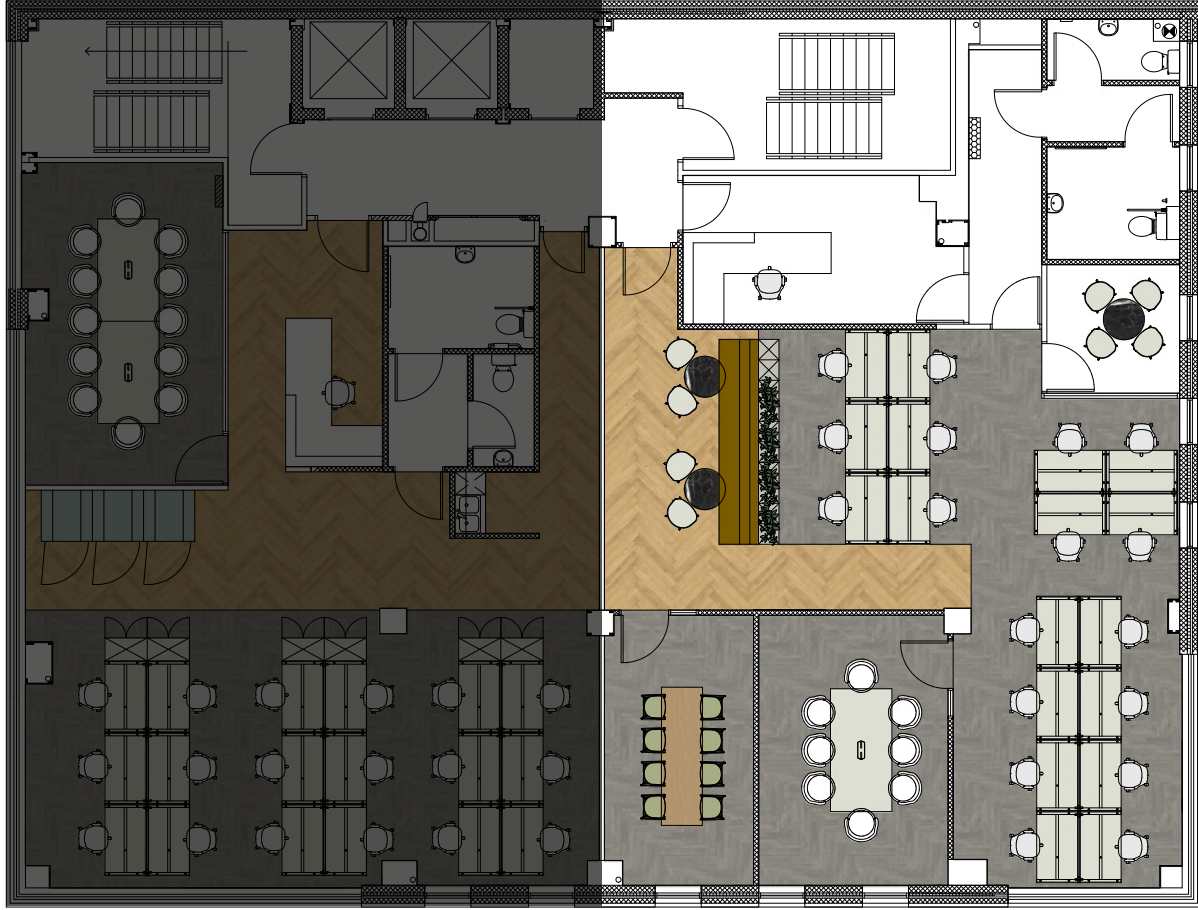
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Suite 6B To Let

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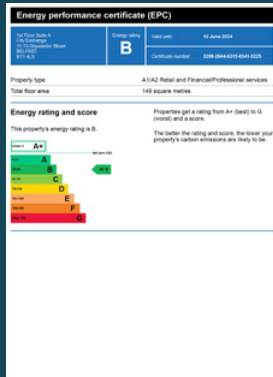
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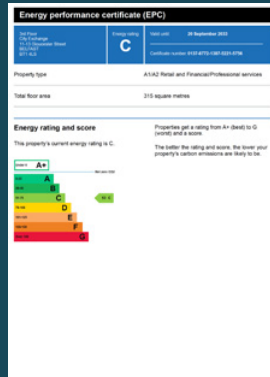
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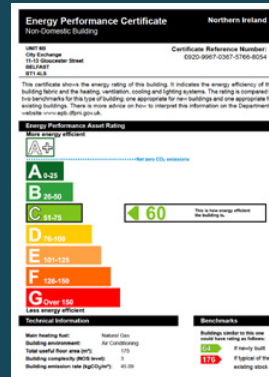
EPC



Suite A



3rd Floor



Suite 6B

CONTACT

For further information or to arrange a viewing contact:

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