



To Let Office Suites

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



McKIBBIN
COMMERCIAL

028 90 500 100

PROPERTY HIGHLIGHTS

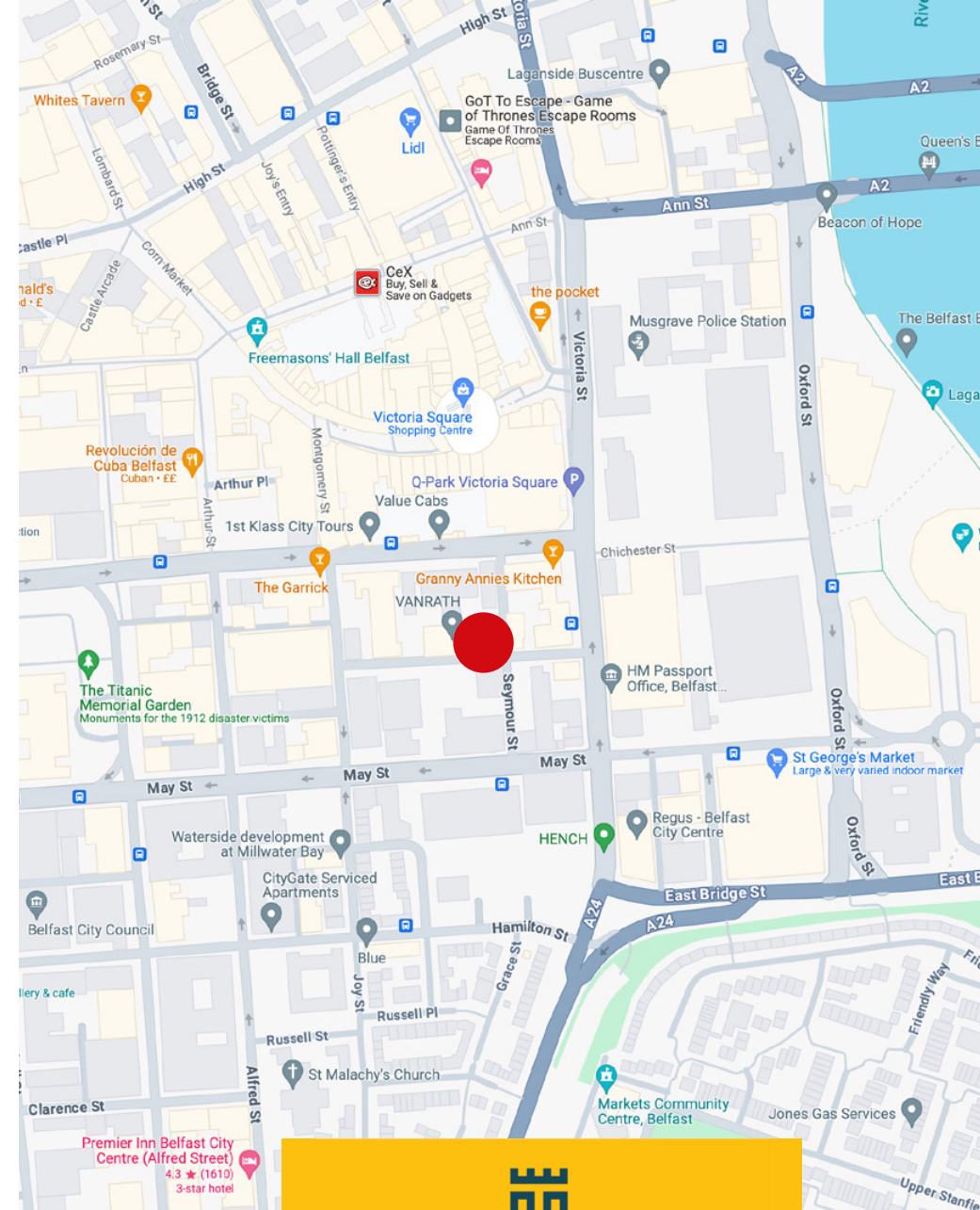
- Excellent City Centre location.
- Secure on-site parking available by agreement.
- Ready for occupation with minimal incoming expenditure.

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.



To Let Office Suites

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


McKIBBIN
COMMERCIAL
028 90 500 100

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 2025/26	Service Charge	Insurance	EPC Rating
Suite 1A	1,551	144	£27,850	£12,532*	c. £3,100	£584	B48
3rd Floor	3,240	301	£56,700	£30,828*	c. £6,500	£1,250	C53
Suite 6B	1,630	151	£29,250	£13,722*	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

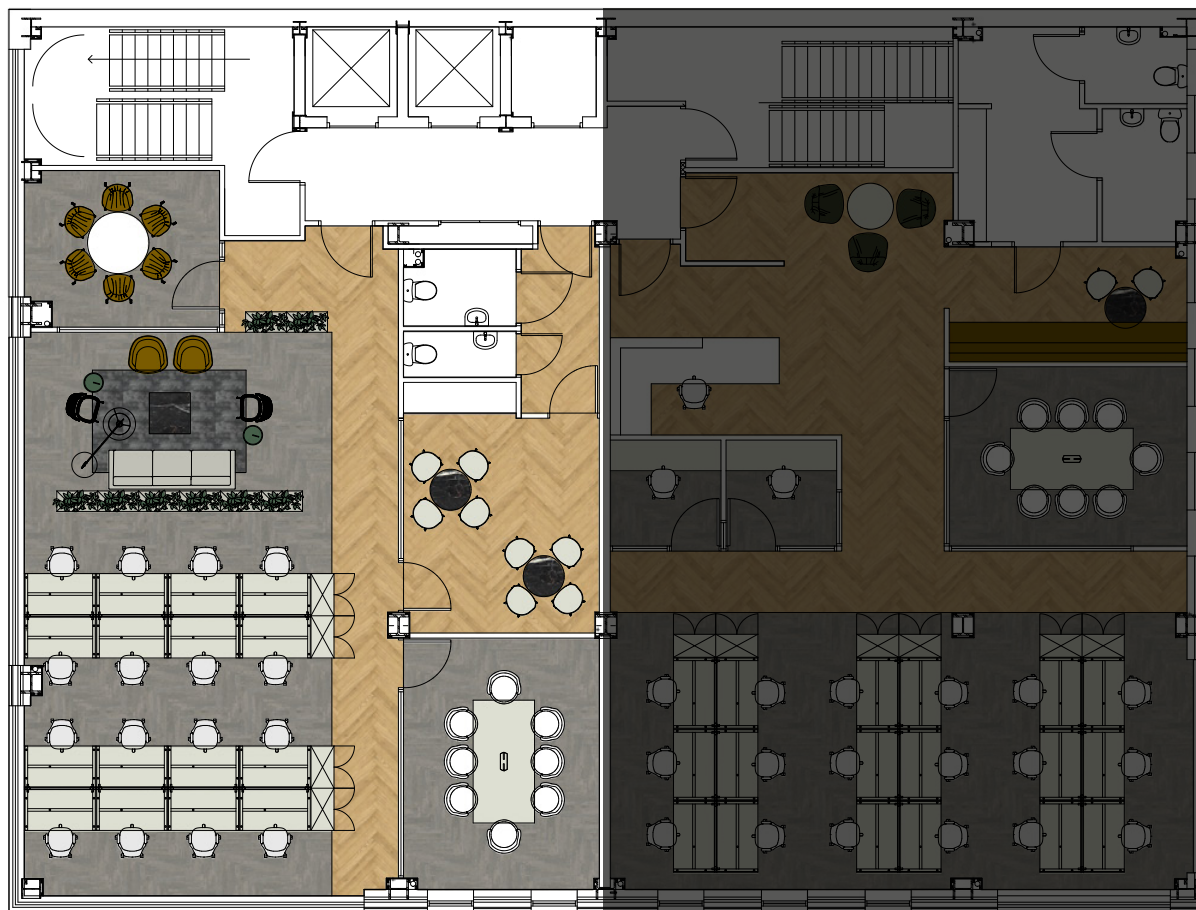
The property is registered for Value Added Tax and therefore VAT is payable on all outgoings.



To Let Office Suites

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





Suite 1A To Let

Not To Scale. For indicative purposes only.

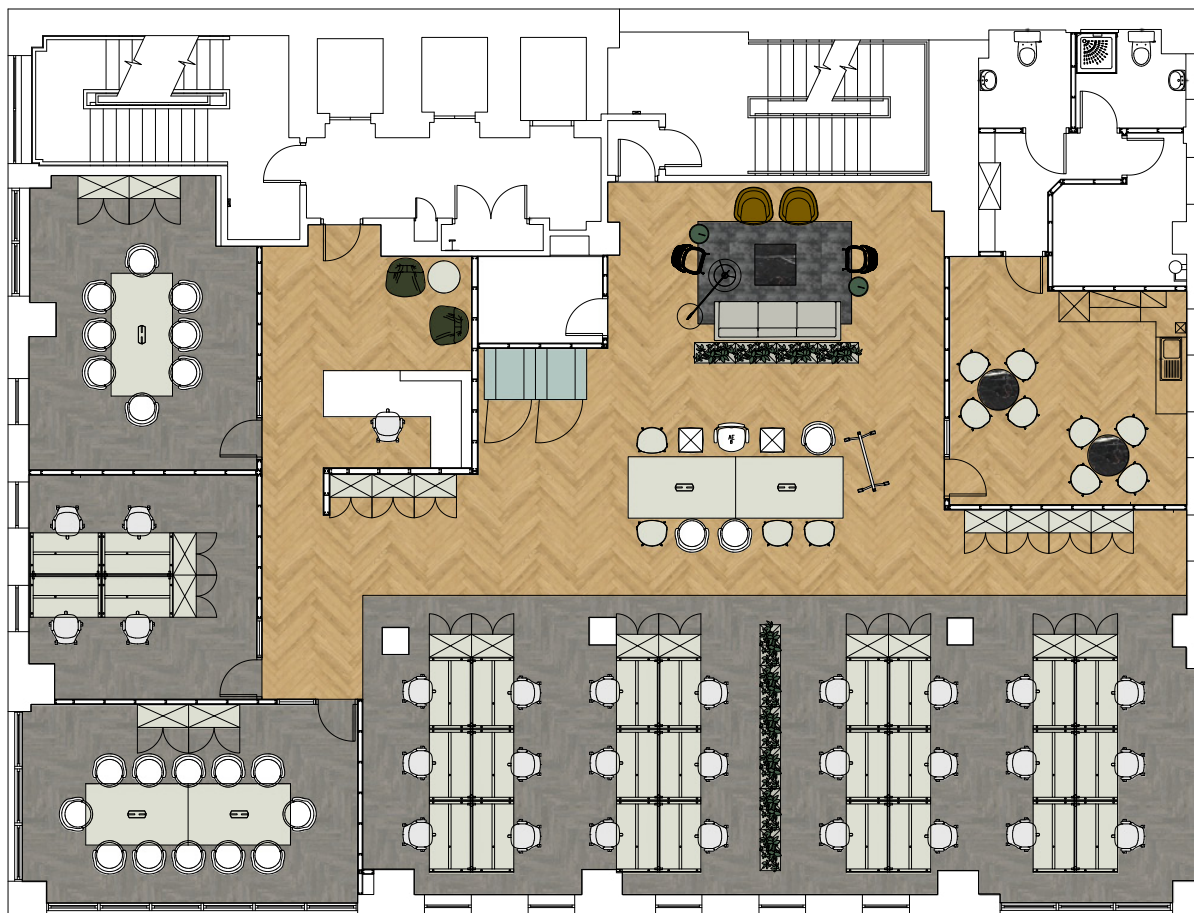
To Let Office Suites

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



McKIBBIN
COMMERCIAL

028 90 500 100



3rd Floor To Let

Not To Scale. For indicative purposes only.

To Let Office Suites

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



McKIBBIN
COMMERCIAL

028 90 500 100



Suite 6B To Let

Not To Scale. For indicative purposes only.

To Let Office Suites

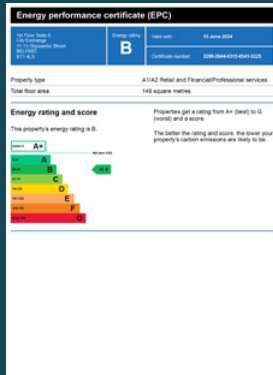
City Exchange, 11-13 Gloucester Street, Belfast BT1 4LS



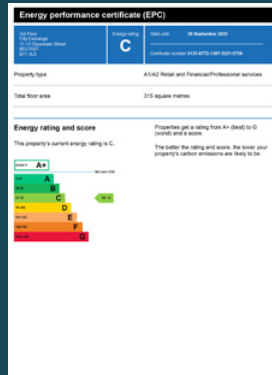
McKIBBIN
COMMERCIAL

028 90 500 100

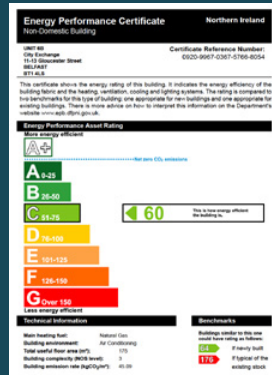
EPC



Suite A



3rd Floor



Suite 6B

CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna
 rmck@mckibbin.co.uk

Scott Lawther
 sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
 Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
 02890 500 100
 property@mckibbin.co.uk
 www.mckibbin.co.uk

Follow us for up-to-date news and information!



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.

