

# First & Seventh Floor Millennium House, Belfast

PRIME GRADE A OFFICE ACCOMMODATION

16-22 Great Victoria Street, Belfast BT2 7BN

MH

TO LET



# Location

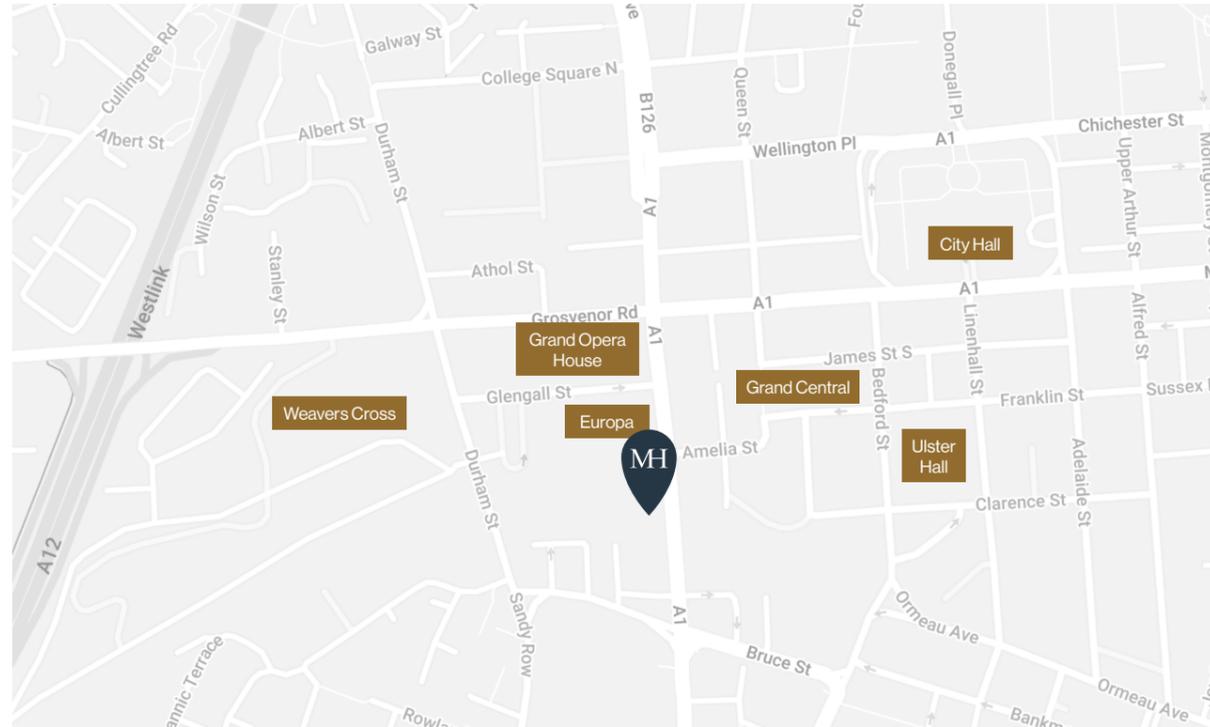
Occupiers in the immediate surrounding area who share the many benefits of this location include Europa Hotel, Hampton by Hilton, The Fitzwilliam Hotel, Grand Opera House, Anytime Fitness, Deloitte, Axiom Law and various Government Departments.

Tenants within the building include SSE, HCL Tech, Axon Solutions and CME. The building is located a 5 minute walk from Belfast's popular University Area.

Millennium House is an iconic office building situated within a prime location on Great Victoria Street at the heart of Belfast's Central Business District.

This location is just a short distance from Belfast City Hall and offers unrivalled transport accessibility, being adjacent to the Great Victoria Street Rail and Bus Terminus and highly convenient for the Westlink/Motorway road network.

Millennium House will also occupy a uniquely strategic location in close proximity to the newly developed Weavers Cross, Belfast Grand Central Station which is due to complete construction in 2025.



# Building

Floor	Square Feet	Square Meters
First Floor	15,741	1,462.4
Seventh Floor	13,130	1,219.8
Total	28,871	2,682.2

Millennium House is a c.145,000 sqft prime office building which is arranged over 10 floors. The building occupies a convenient location on Great Victoria Street. The available floors offer Grade A office accommodation of 13,130 sqft and 15,741 sqft. The floors are capable of subdivision and benefit from on-site car parking.

### ***Flexible lease terms available.***

Both First and Seventh floors benefit from the ability to be split. Indicative floor plans and drawings can be provided subject to tenant requirement and upon request to the agent.

Each floor is accessible via 4no. passenger lifts and benefits from security fob access as well as availability for on-site car parking. On-site parking and flexible lease terms available.

The property further benefits from a manned reception, bike storage facilities and out of hour access if required and is available for immediate occupation. The reception and common areas have recently been extensively refurbished throughout. The building benefits from air conditioning in addition to gas fired central heating.



# Who We Are



Cookstown based MRP, is the development arm of the construction business, McAleer & Rushe, which has operated in the UK & Ireland for over 50 years.

We specialise in the creation and management of high quality developments throughout the UK & Ireland, focusing on the following four key sectors:

- Hotel
- Commercial Office
- Student Accommodation
- Residential

# Weavers Cross

The new Weavers Cross Transport Hub is located directly adjacent to Millennium House and comprises a transport led regeneration project which will link a new high capacity transport hub with mixed use development opportunities to the City Centre.

The development will include 26no. bus stands and 8no. railway lines as well as bike and taxi provisions and is expected to be completed in 2025, creating a new gateway to Belfast providing approximately 125,000 sq m of mixed use development.



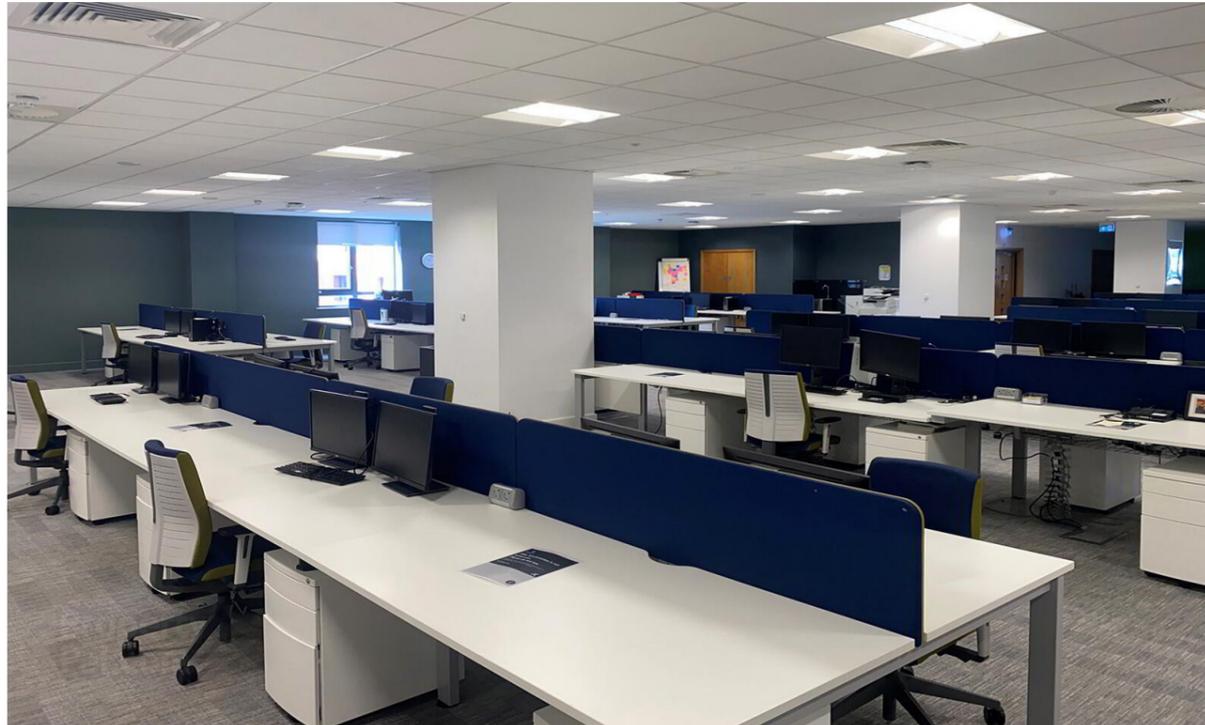
# First Floor

**Fully Fitted Space**  
15,741 square feet

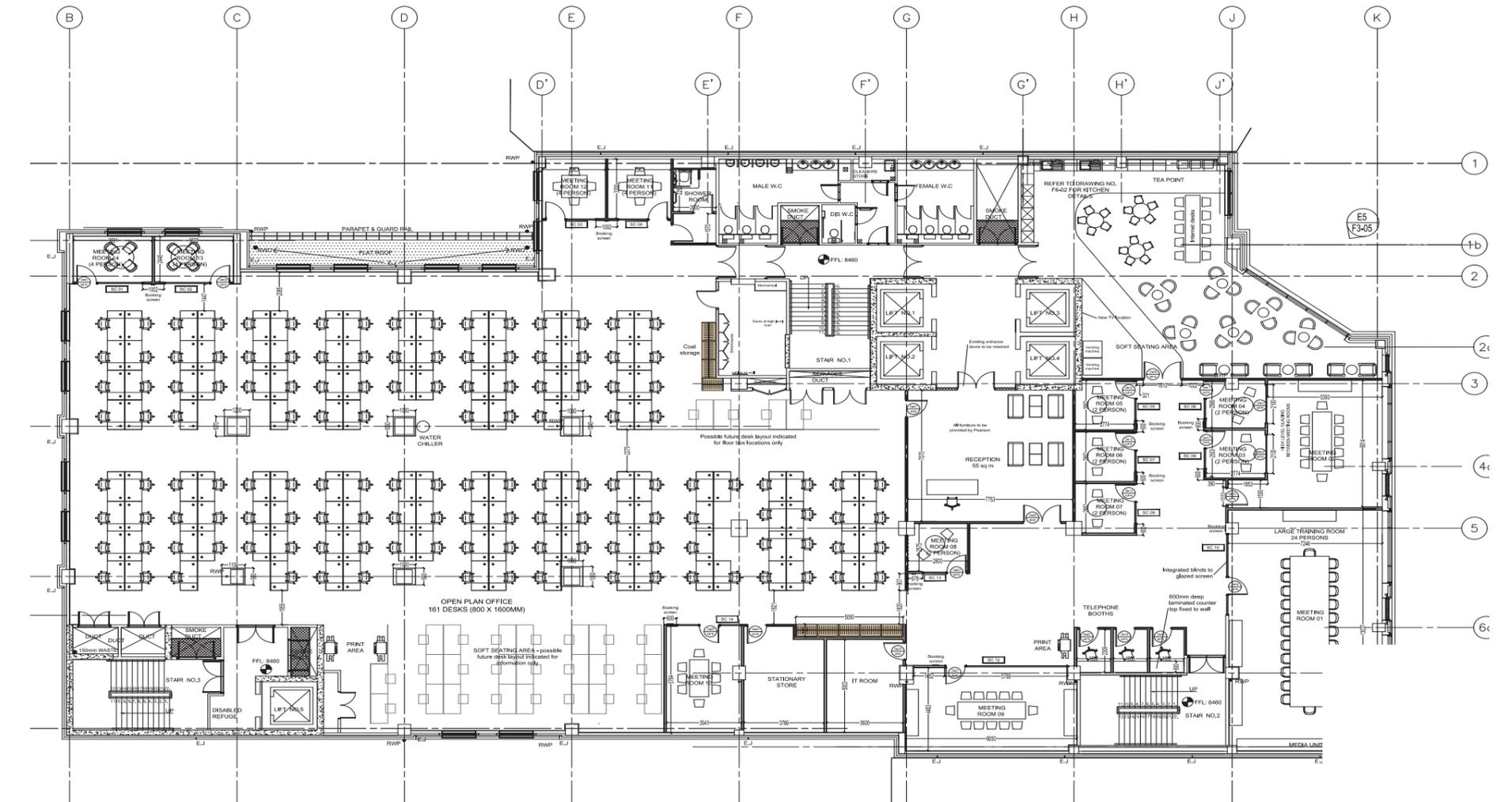
The first floor provides a fully fitted modern Grade A office capable of subdivision and is finished to include:

- Fully fitted solution
- Finished to a very high standard throughout
- Suspended ceilings
- Recessed strip lighting
- Raised access flooring
- Desks, chairs and office furniture
- Mixture of open plan and meeting/conference rooms
- 24 Hour Access
- Bike racks and on-site car parking available

A full inventory of fixtures and fittings can be provided upon request from the agent.



## First Floor Plan



# Seventh Floor

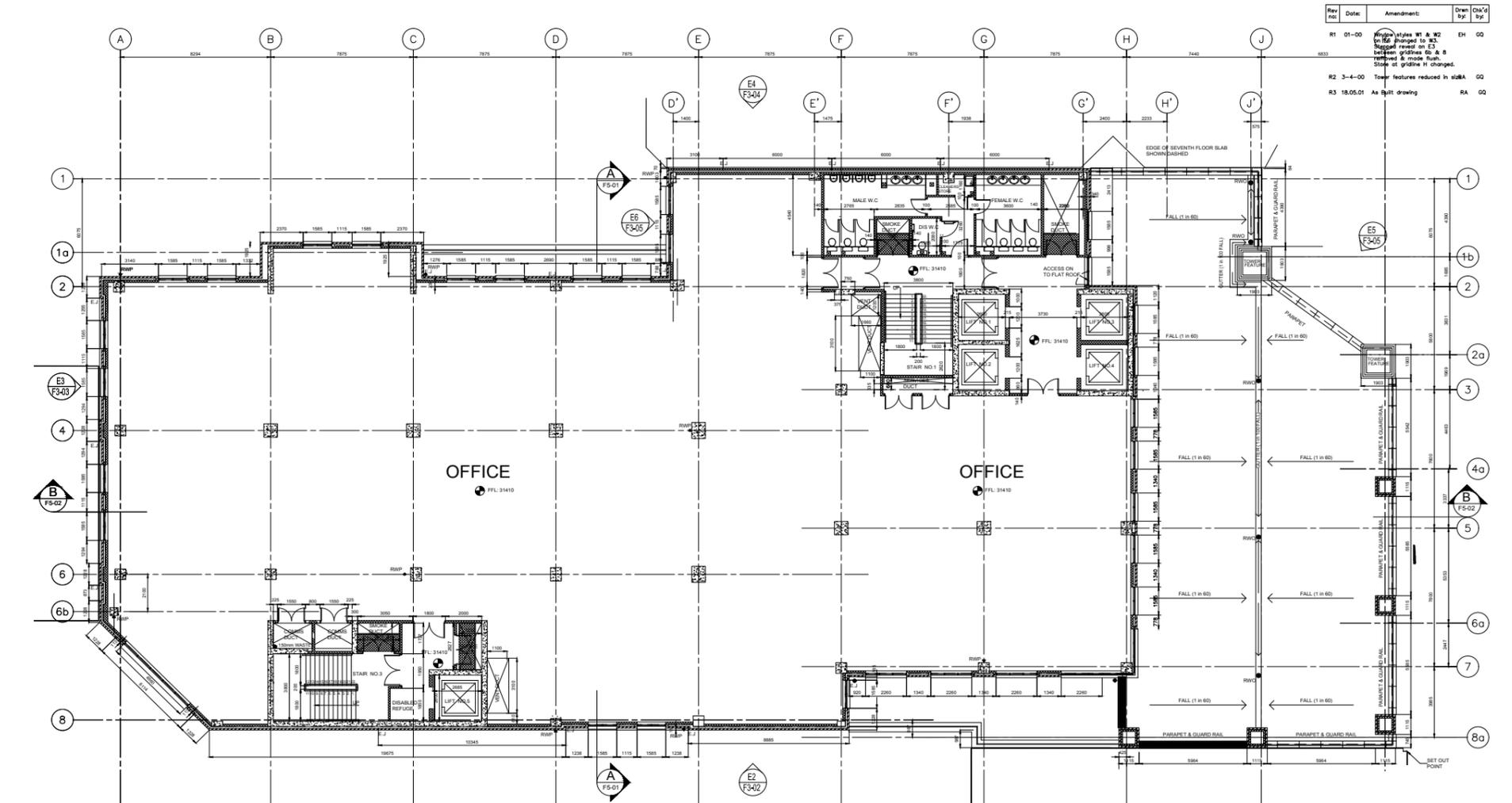
13,130 square feet

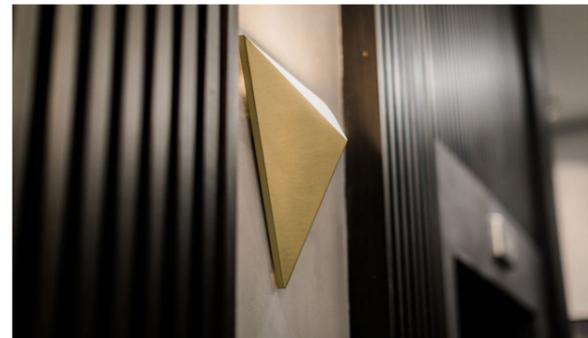
The seventh floor is currently fitted to CAT A finish. The landlord is open to negotiations regarding fitout works. The space is currently finished to include:

- Raised access flooring
- Suspended ceilings
- Plastered and painted walls
- Recessed strip lighting
- Benefits from an abundance of natural light
- 24 Hour Access
- Bike racks and on site car parking available



## Seventh Floor Plan





# Lease Details

## Rates

We have been advised by Land & Property Services of the following:

### First Floor

Net Annual Value	£231,500
Rate in the £ 24/24	£0.599362
Rates payable (if applicable)	£140,550.39 pa

### Seventh Floor

Net Annual Value	£197,000
Rate in the £ 24/24	£0.599362
Rates Payable (if applicable)	£118,374.00 pa

**Term** By negotiation. Flexible terms available.

**Rent** Upon application.

**Insurance** Each Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

**EPC** Currently undergoing extensive works to improve EPC rating including installation of solar panels. Targeting EPC B.

**VAT** We are advised that VAT will be charged in addition to costs quoted.

**Service Charge** A service charge will be levied to cover the cost of the upkeep of the common areas.

## Further Information

**Lambert  
Smith  
Hampton**

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**McConnell** | **JLL** Alliance Partner

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MH	
9	HCL
8	HCL
7	Northern Ireland Social Care Council
6	Compensation Services and Causeway
5	CME Group
4	CME Group
3	SSE Airtricity
2	Alexander Mann Solutions
1	Pearson Finance Services (PFS)
G	Vicant

