

# TO LET



## FIRST FLOOR OFFICE SUITE

4D CROMAC QUAY  
GASWORKS  
ORMEAU ROAD  
BELFAST  
BT7 2JD

c. 223 M<sup>2</sup> (2,400 FT<sup>2</sup>)

### CONTACT:

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## DESCRIPTION

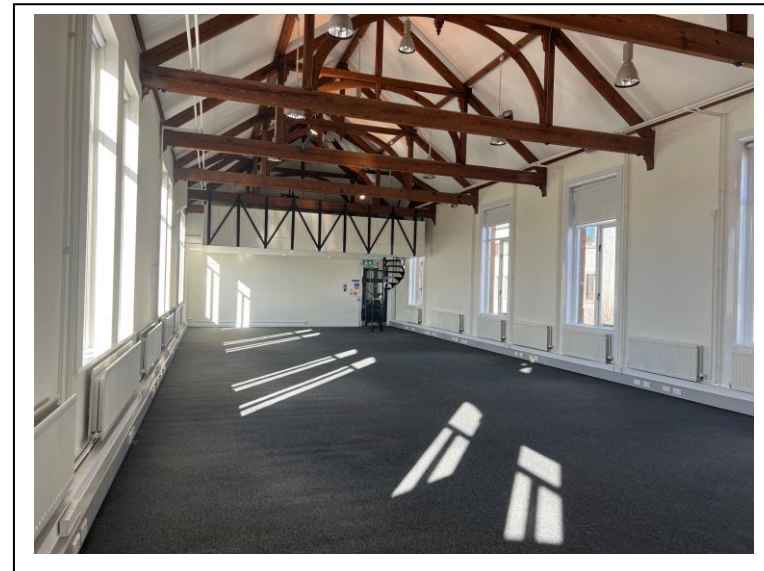
- The subject comprises a first floor office suite, located within the 2-storey former Gas Office building at 4-14 Cromac Quay which is a Grade A Listed building constructed in 1888 and substantially refurbished in the early 2000's to provide ground and upper floor office accommodation.
- The first floor office suite has secure intercom access from the Gasworks, leading to open plan office and is finished to include:-
  - carpeted floor coverings,
  - plastered and painted walls,
  - vaulted ceiling with exposed timber roof trusses and hanging fluorescent lighting units,
  - gas fired central heating and perimeter trunking.
- In addition, there are two mezzanine floor areas, accessed via feature metal staircases.

## LOCATION

- The Gasworks development comprises over 500,000 sq ft of office space with occupiers including FinTrU, Herbert Smith Freehills LLP, Lloyds Banking Group, Deloitte, Alliance Plc as well as a 4 Star Radisson Blu Hotel.
- The site occupies an accessible location on the edge of Belfast City Centre and is in close proximity to the city's main transport hubs of Lanyon Place Railway Station and Great Victoria Bus and Rail Station.

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4D Cromac Quay, Gasworks, Ormeau Road, Belfast



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### ACCOMMODATION

Area	
Ground floor Entrance Lobby	
First Floor Open Plan Office	- c. 175 m <sup>2</sup> (1,883 ft <sup>2</sup> )
Mezzanine 1	- c. 24 m <sup>2</sup> ( 258 ft <sup>2</sup> )
Mezzanine 2	- c. 24 m <sup>2</sup> ( 258 ft <sup>2</sup> )
<b>Net Internal Area</b>	<b>- c. 223 m<sup>2</sup> (2,400 ft<sup>2</sup>)</b>

### LEASE DETAILS

**Term:**

5 or 10 years.

**Rent:**

On application.

**Rent Reviews:**

5 yearly, upwards only.

**Repairs and Insurance:**

Tenant responsible for internal repairs and a service charge to cover the cost of Landlord's insurance premium, maintenance of common areas and external repairs.

### VAT

We understand the property is registered for VAT and accordingly, VAT will be charged on the rent and any other outgoings.

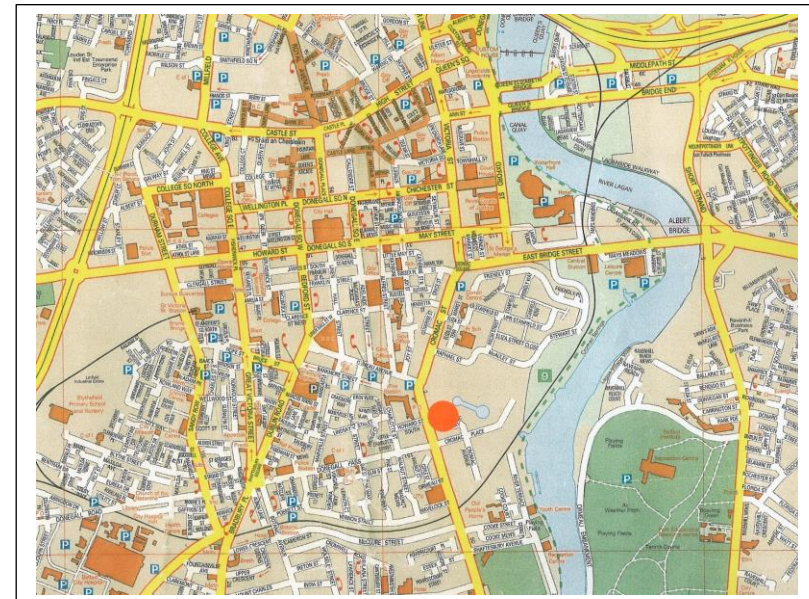
### RATES INFORMATION

Land & Property Services advise the Rateable Value is:-

	NAV	Estimated Rates Payable 2024/25
<b>First Floor Suite 2</b>	<b>£28,782</b>	<b>£17,250.83</b>

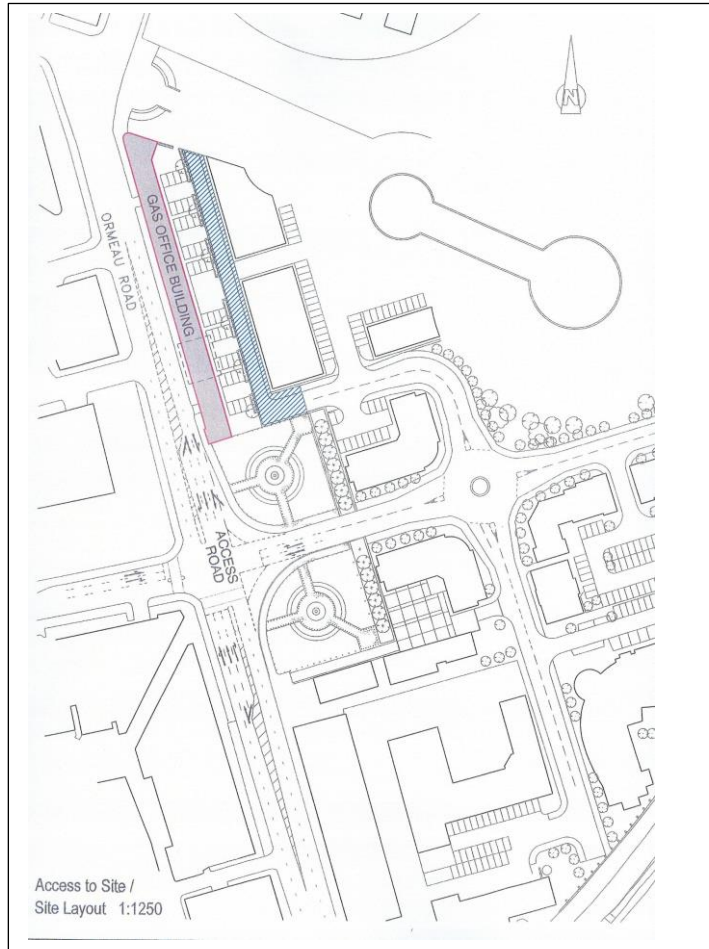
Rate in £ 2023/2024 = £0.599362

### LOCATION PLAN



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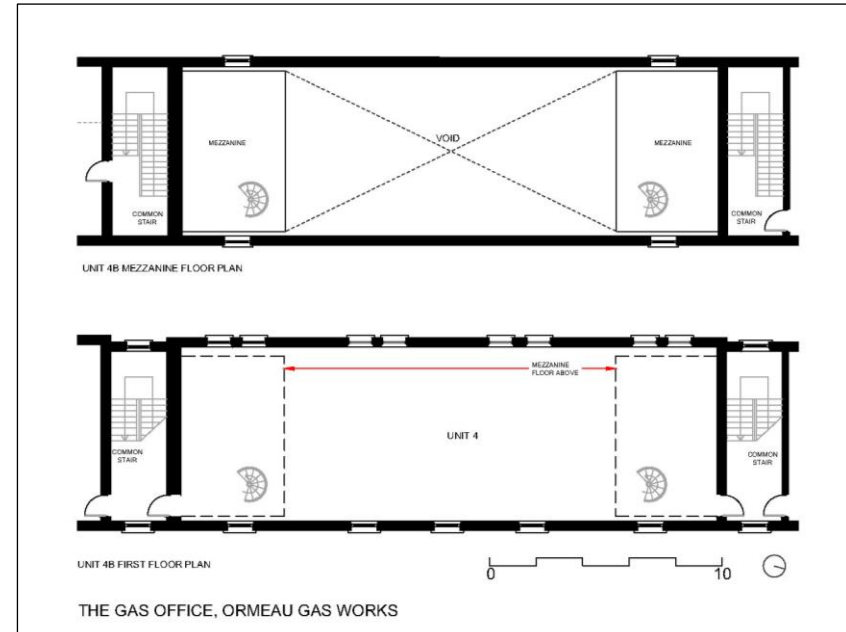
## FIRST FLOOR OFFICE SUITE 4D Cromac Quay, Gasworks, Ormeau Road, Belfast



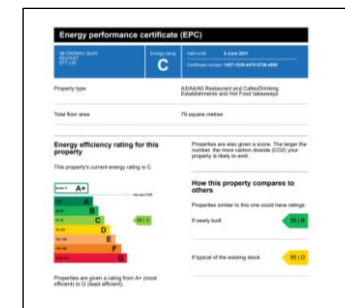
Access to Site /  
Site Layout 1:1250

**NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY**

### FLOOR PLANS



### EPC



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