

OFFICE SUITE TO LET

3RD FLOOR, GLENDINNING HOUSE, 6 MURRAY STREET, BELFAST, BT1 6DN

CBRE NI

PART OF THE AFFILIATE NETWORK



OFFICE SUITE TO LET

3RD FLOOR, GLENDINNING HOUSE, 6 MURRAY STREET, BELFAST, BT1 6DN

Key Benefits

- Office space available from 3,466 sq. ft to 8,471 sq. ft
- Refurbished loft style offices
- Located only a few minutes walk from the Weavers Cross transport hub
- On-site car parking available on separate licence

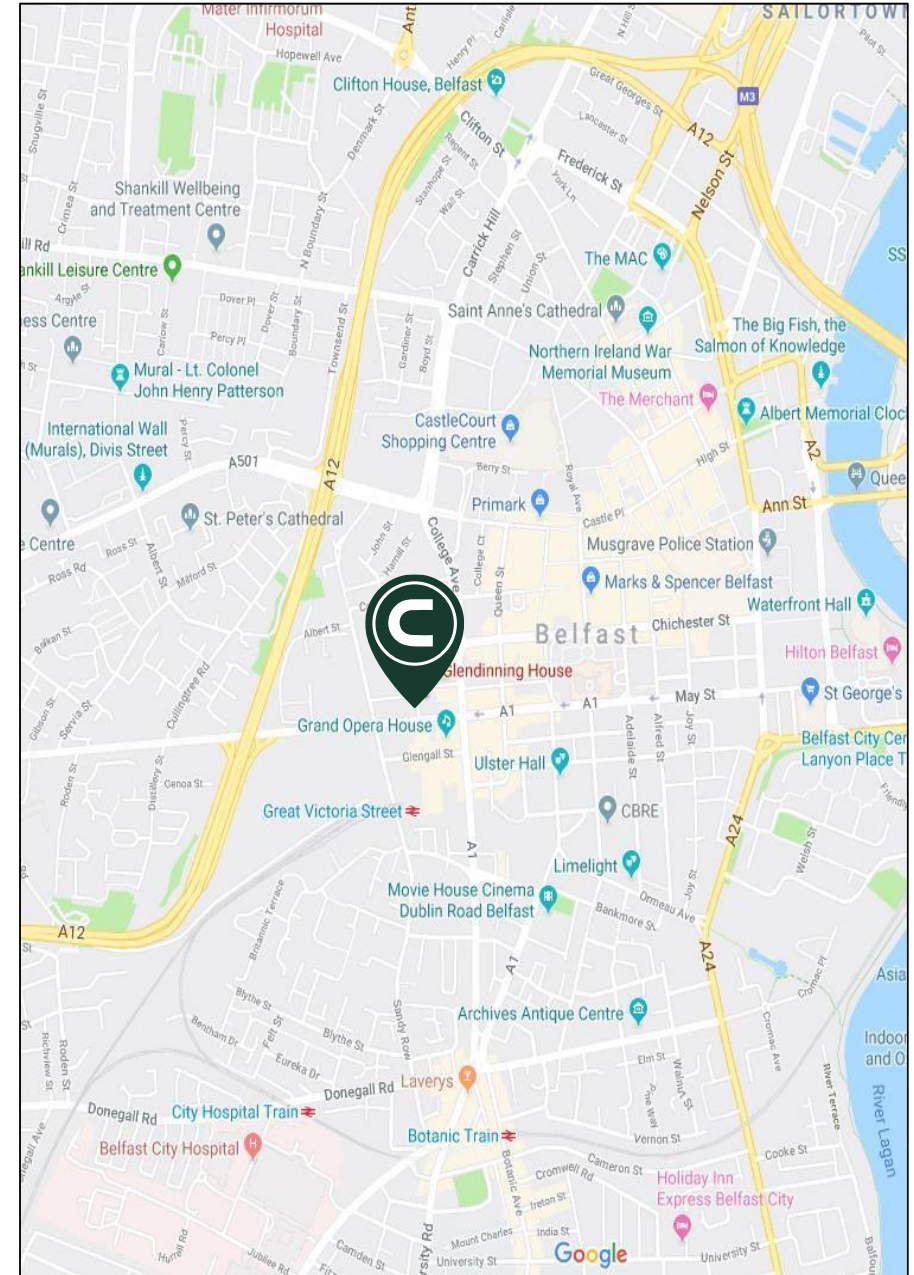
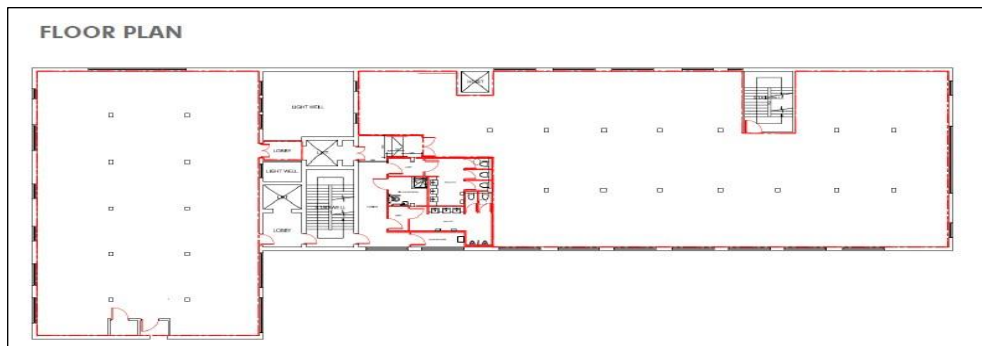
Location

The property is situated in a highly accessible City Centre location - close to the M1 motorway, the West Link and public transport facilities and in only minutes walk from the forthcoming Weavers Cross transport hub. It is conveniently located adjacent to Jury's Inn, The Grand Opera House and The Royal Belfast Academic Institution. Occupiers within the vicinity include Carson McDowell Solicitors and ASM Accountants.

Description

Glendinning house provides office accommodation over 6 floors. The Ground floor entrance lobby has been refurbished and includes 2no. passenger lifts. Car parking can be provided next to the building under a separate licence agreement.

The third floor will be available to let following refurbishment, finishes will include plastered painted walls with feature wall of red brick, raised access floors, carpet floor covering, exposed ceiling with led lighting, heating and cooling.



OFFICE SUITE TO LET .

3RD FLOOR, GLENDINNING HOUSE, 6 MURRAY STREET, BELFAST, BT1 6DN

Tenure

| | |
|-------------------|--|
| Rent | £18.50 per sq ft p.a. exclusive |
| Term | 10 year lease |
| Repairs/Insurance | Internal repairing and insuring lease terms |
| Service Charge | A service charge will be levied to cover the cost of exterior repair, maintenance and management, currently estimated at £3.50 per sq ft |
| VAT | All prices, charges and rentals are quoted exclusive of vat which may be chargeable |

Rateable Value

We have been advised by Land and Property Services that the rateable value is £15,800. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 is £9,041.

AML

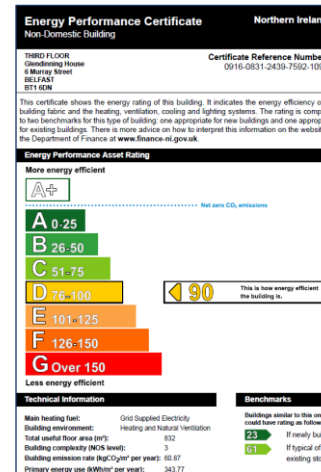
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as D-90 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.

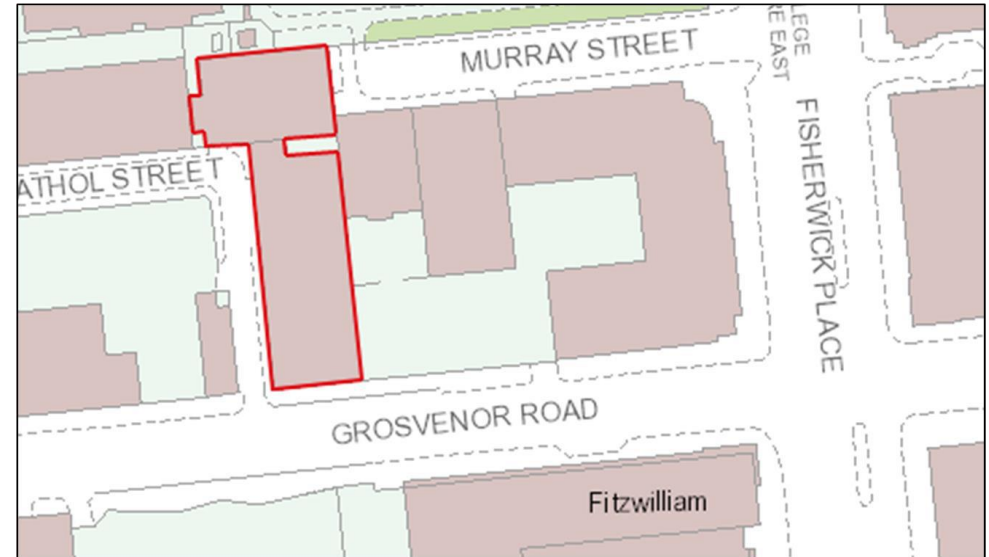
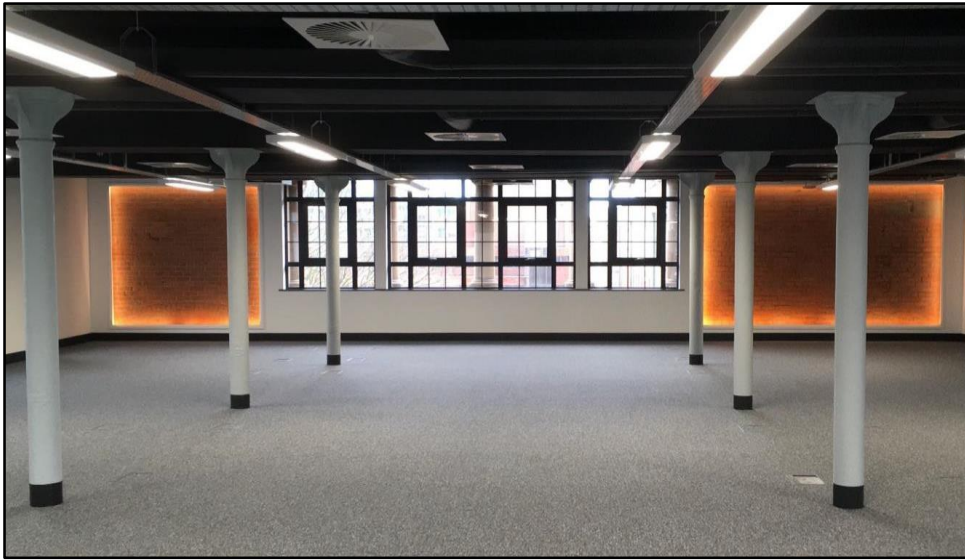
Accommodation

| 3 rd Floor | | |
|-----------------------|-------------|----------|
| Left Wing | 3,466 Sq Ft | 322 Sq M |
| Right Wing | 5,005 Sq Ft | 465 Sq M |
| Total | 8,471 Sq Ft | 787 Sq M |



OFFICE SUITE TO LET

3RD FLOOR, GLENDINNING HOUSE, 6 MURRAY STREET, BELFAST, BT1 6DN



Contact Us

Lisa McAteer

T: 07920188003

E: lisa.mcateer@cbreni.com

David Wright

T: 07711686101

E: David.wright@cbreni.com

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

