

TO LET – OFFICE SUITE

# 2<sup>ND</sup> FLOOR, 10 CROMAC PLACE, BELFAST BT7 2JA



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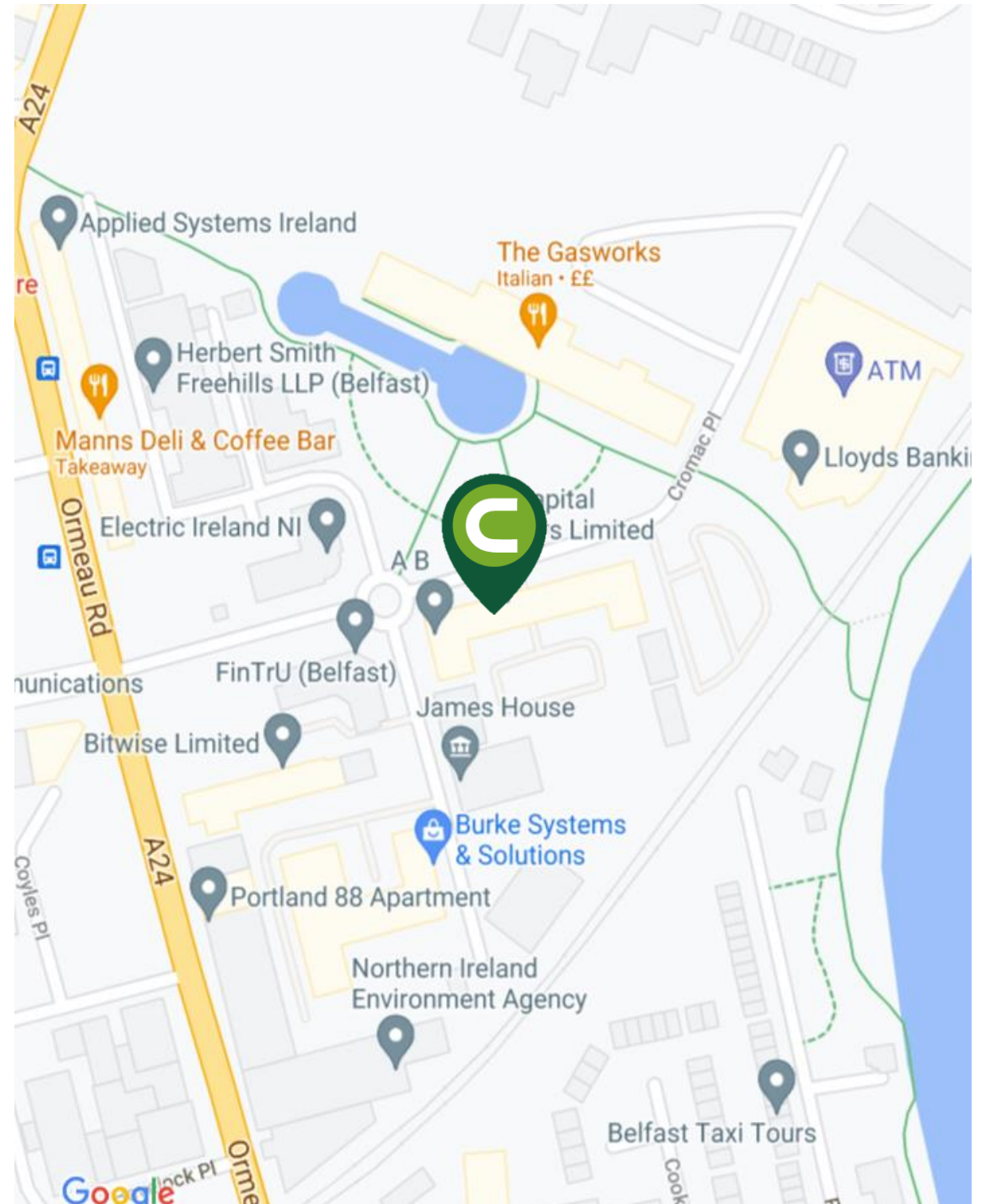


## KEY BENEFITS

- Prominent location in the Gasworks
- Belfast Bikes in close proximity
- 2,087 sq. ft of office accommodation
- Close proximity to the Central Business District

## LOCATION

The Gasworks is one of Belfast's premier business addresses and a much sought-after commercial location. The property is adjacent from the Lagan Tow Path and therefore benefits from sustainable travel. It is situated off the Ormeau Road, approximately 5 minutes' walk from Belfast City Hall and convenient to Central Train Station, Belfast City Airport and Motorway infrastructure.



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### DESCRIPTION

The subject floor is fitted to a high standard, finished to include carpeted floors, suspended ceilings with recessed fluorescent lighting, CAT 5 perimeter trunking and gas central heating. The building is fully DDA compliant. There are shared male and female WC's available.

### TENURE

Rent	£15.00 per sq. ft, per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

### RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £26,400 for the 2<sup>nd</sup> floor. The rate in the £ for 2021/22 is £0.543147 therefore the estimated rates payable for 2021/22 is £14,339.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

### ACCOMMODATION

Area				
2 <sup>nd</sup> Floor	2,087	Sq ft	194	Sq m

SECOND FLOOR OFFICES  
10 Cromac Place  
BELFAST  
BT7 2JB

Energy rating  
**B**

Valid until  
**18 March 2022**

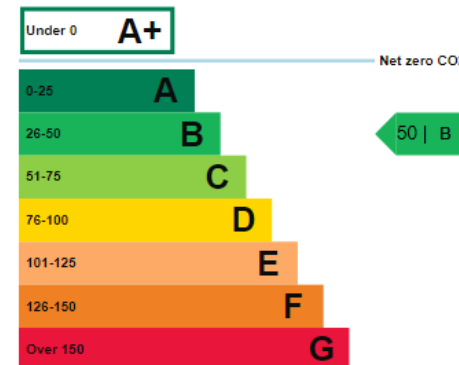
Certificate number  
**9872-3087-0422-0601-5295**

[Print this certificate](#)

Property type	B1 Offices and Workshop businesses
Total floor area	201 square metres

### Energy efficiency rating for this property

This property's current energy rating is B.

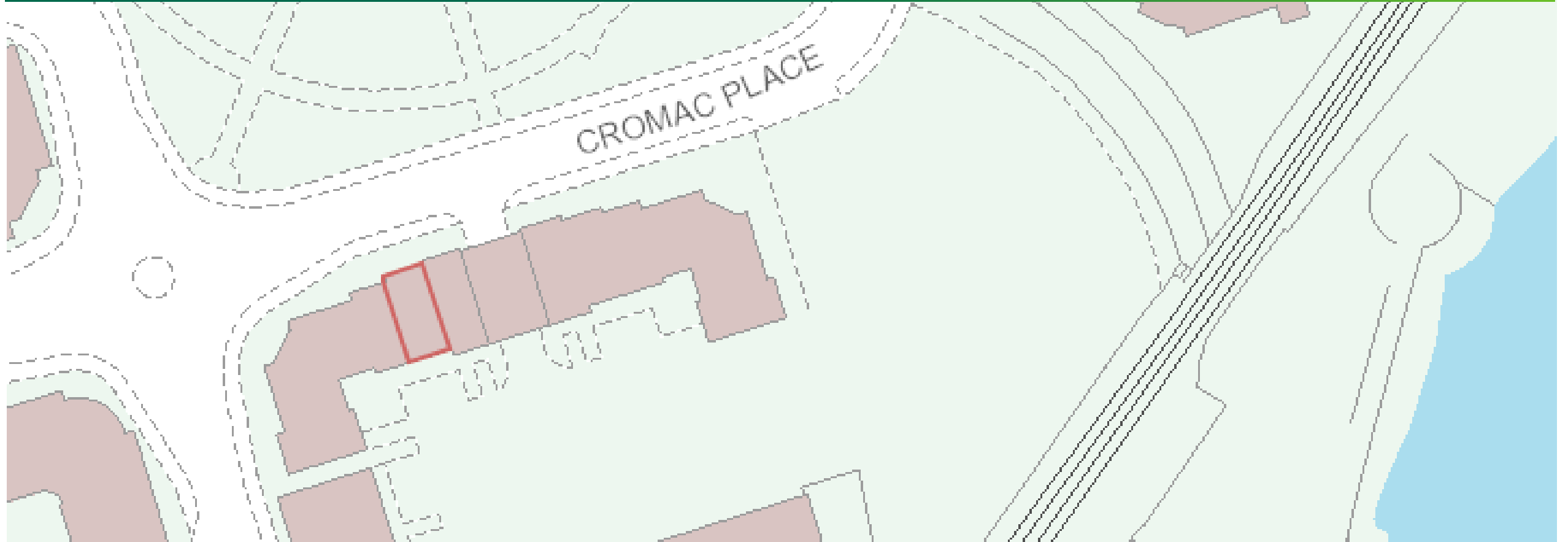


### EPC

The building has been rated as B-50 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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## CONTACT US

### Lisa McAteer

Director

t: 07920188003

e: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

### Tighearnan O'Neill

Placement Student

t: 07534966781

e: [Tighearnan.ONeill@cbreni.com](mailto:Tighearnan.ONeill@cbreni.com)

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