OFFICE SUITE TO LET BY WAY OF ASSIGNMENT

Suite 2A, City Exchange, 11-13 Gloucester Street, Belfast, BT1 4LS

CBRE NI
PART OF THE AFFILIATE NETWORK

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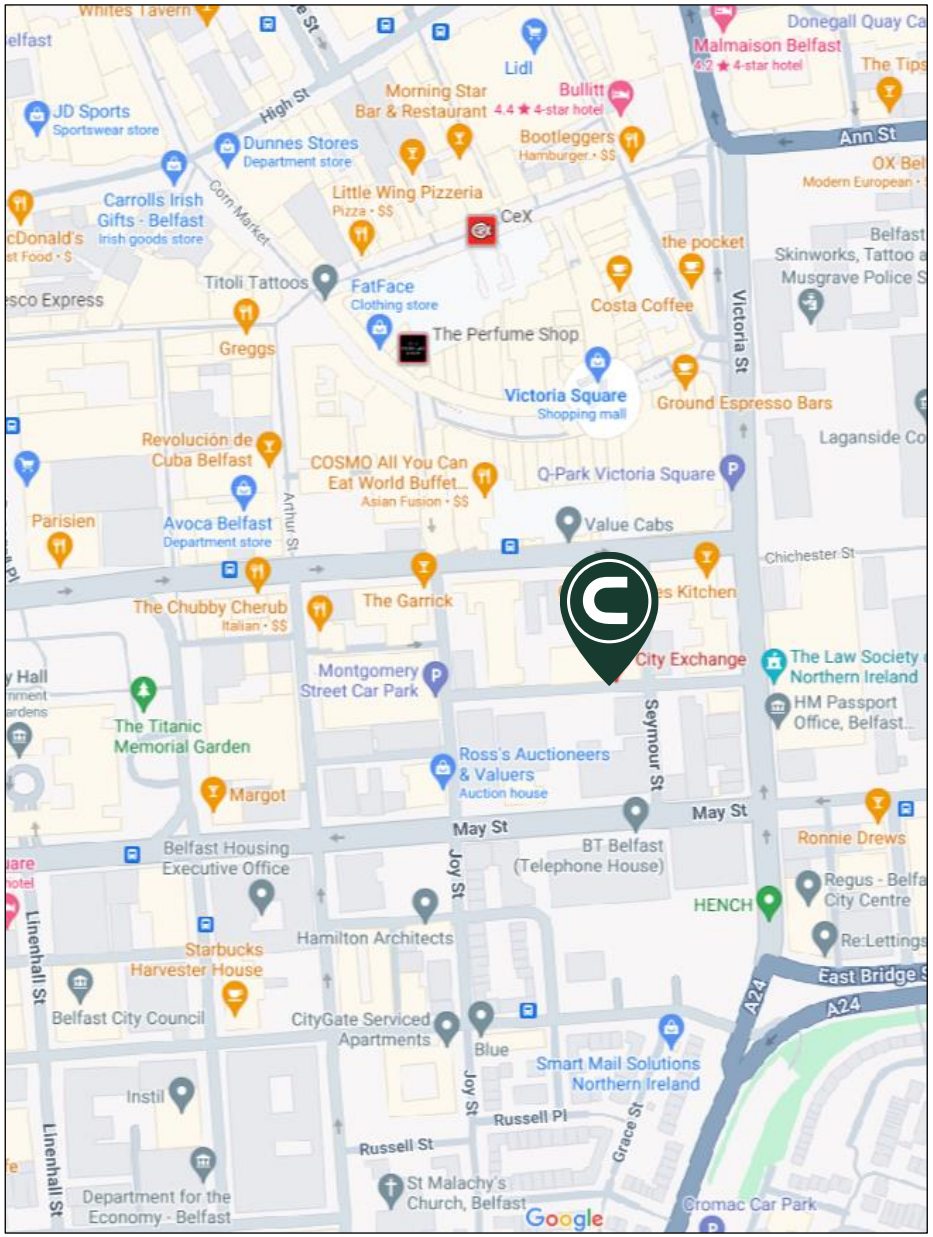
Key Benefits

- Excellent city centre location with a full range of amenities nearby
- Public transport nearby and secure on-site cycling facilities
- Immediately available
- Fully fitted office to include 3 no. private offices

Location

City Exchange is located within the heart of Belfast City Centre, a short distance from the City Centre retail core, the Laganside Law Courts/Bar Library and 150 metres from Victoria Square. Prominently located on Gloucester Street the subject is a short distance from both the main city centre bus terminus at Belfast City Hall and almost equidistant between the Great Victoria Street Bus and Rail Station and Lanyon Rail Station. An abundance of both public and private surface and multi-storey car parks are conveniently located within a few minutes walk of City Exchange.



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Description

The building benefits from an impressive entrance foyer, two high speed passenger lifts, door entry system, fully fitted WC's on each floor and gas fired central heating.

The office suite is finished to a high standard to include carpeted floors throughout, smooth plastered and painted walls, double glazed windows, suspended ceilings and recessed fluorescent lighting.

The suite benefits from a fitout in place which includes 3 no. private offices, open plan office area, kitchen and WC & shower room.

Tenure

Rent	£25,000 per annum
Term	10 years from 1st September 2018 Expiring on 31st August 2028 (2 years and 6 months)
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, and management.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £19,800. The rate in the £ for 2025/26 is £0.626592 therefore the estimated rates payable for 2025/26 is £12,407.

VAT

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

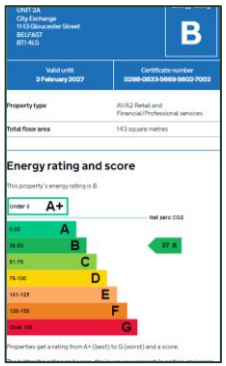
Accommodation

Area		
Suite 2A	1,431 Sq Ft	133 Sq M

EPC

The building has been rated as B-37 under EPC regulations.

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



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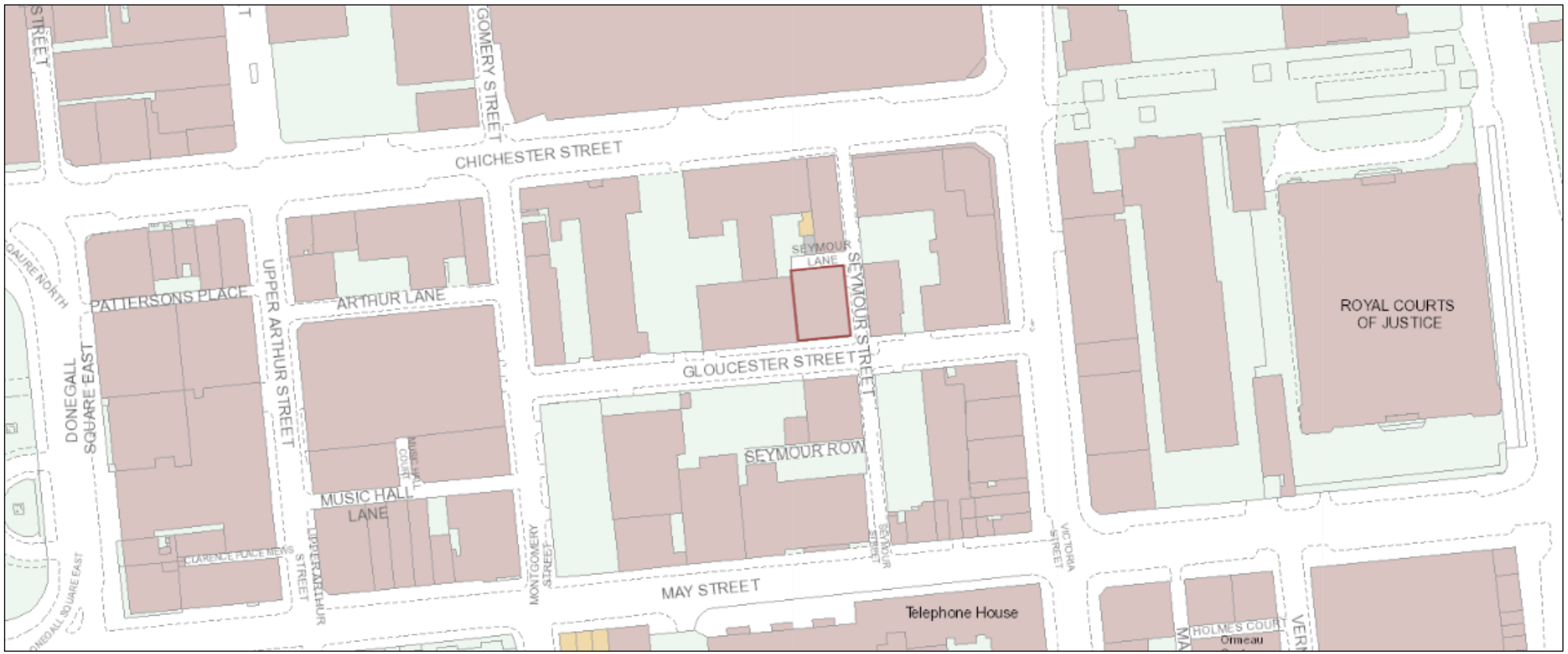

Contact Us

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