TO LET

Modern Office Suites from c. 1,184 sq ft to c. 4,018 sq ft

4 Cromac Place, The Gasworks, Belfast, BT7 2JB

OKT

LOCATION

The Ormeau Gasworks is the premier business park in Belfast and is located c. 5 minutes walk from Belfast City Hall.

The Gasworks development comprises over 500,000 sq ft of office space with occupiers including Deloitte, Allianz Plc, Herbert Smith Freehills LLP and Lloyds Banking Group, as well as a 4 star Radisson Blu Hotel and various business units.

The property occupies a prominent position within the Gasworks and provides secure private car parking spaces to the front accessed via a barrier entry system. Neighbouring occupiers include NI Water, Johnston Campbell and Hannaway Chartered Accountants.

DESCRIPTION

The property comprises office accommodation arranged over four levels, fitted to include painted / plastered walls, carpeted flooring, suspended ceilings, strip fluorescent lighting, perimeter trunking, intercom entry system and gas fired central heating. The building has communal WC's on two levels and access to each floor is provided via 8 person passenger lift.

The ground floor is let to The Electoral Office, whilst the remaining upper floors are available immediately.

Each floor has the benefit of 2 dedicated car parking spaces.

Description	Area sq m	Area sq ft
GROUND FLOOR	LET	
FIRST FLOOR	C. 134 sq m	C. 1,443 sq ft
SECOND FLOOR	C. 110 sq m	C. 1,184 sq ft
THIRD FLOOR	C. 129 sq m	C. 1,391 sq ft
TOTAL	**C. 373 sq m**	**C. 4,018 sq ft**

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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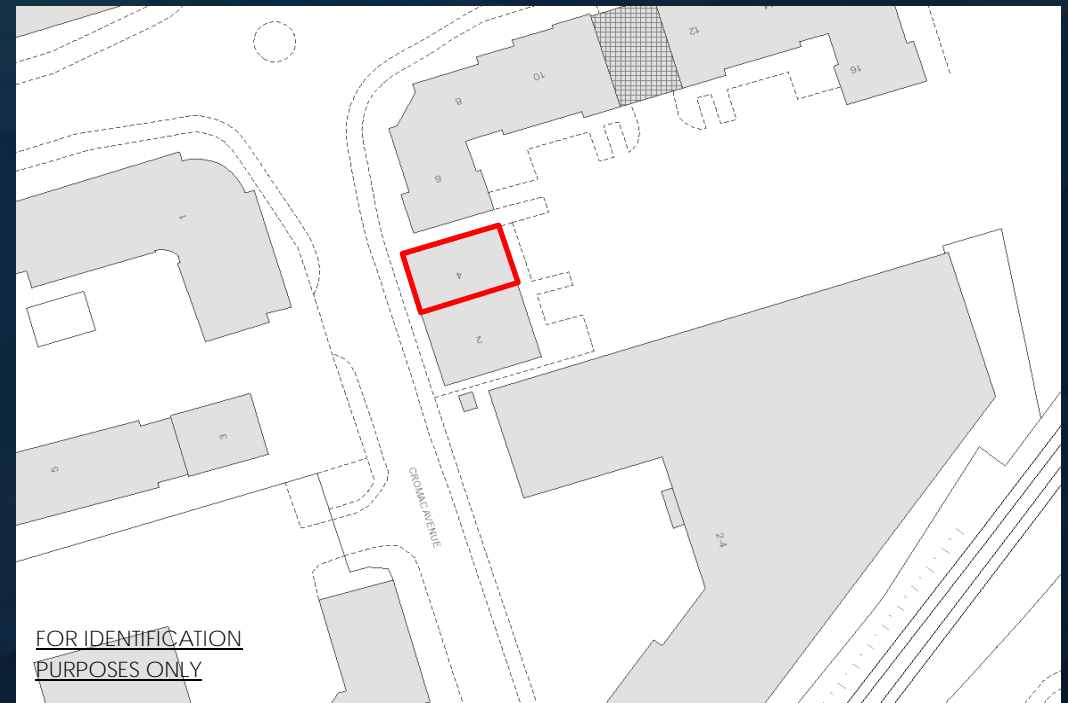
SUBJECT PROPERTY

FOR IDENTIFICATION PURPOSES ONLY

SUBJECT PROPERTY

FinTru

Herbert Smith Freehills

BBC

Grand Central Hotel

Radisson Blu Hotel

Lloyd's Banking Group

City Hall

Neighbouring Properties

4 Cromac Place, The Gasworks, Belfast

LEASE DETAILS

RENT: £17,500 per annum per floor.

TERM / RENT REVIEW: Negotiable, subject to periodic upwards only rent reviews.

REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of contribution towards Landlord's expenses in repairs / maintenance of the exterior and common areas.

SERVICE CHARGE: Payable for the upkeep and maintenance of common areas. The current service charge estimate for 2020/2021 is £4,800 per floor

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

NAV: £18,100 per floor.

Estimated Rates Payable in accordance with LPS Website: £9,973.91 per floor.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC

CERTIFICATE

CONTACT DETAILS

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