

Lisney

TO LET

Modern Penthouse Office Suite
Circa 2,700 Sq Ft

6TH FLOOR, GLENGALL EXCHANGE,
GLENGALL STREET, BELFAST, BT12 5AB



CONTACT

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Lisney
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DETAILS

- 6th floor office suites with excellent views
- Excellent location in an established business area just off Great Victoria Street
- Excellent access to the M1 Motorway
- Comprises c. 2,700 sq ft

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LOCATION

The subject property is situated on Glengall Street, located off Great Victoria Street, a prime city centre location which benefits from excellent transport links, due to its close proximity to the Europa Bus/Train Station and can easily be accessed from the Motorway networks via Grosvenor Road.

DESCRIPTION

The Suite is situated on the top floor of a 6 storey office building, benefiting from excellent views and an external balcony/terrace area.

The suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors, gas heating and air handling units. Internally the suite comprises a reception area with an open plan office, boardroom, private office, storeroom, kitchen and male and female toilet facilities.

ACCOMMODATION

2,700 SQ FT APPROX.

RATES

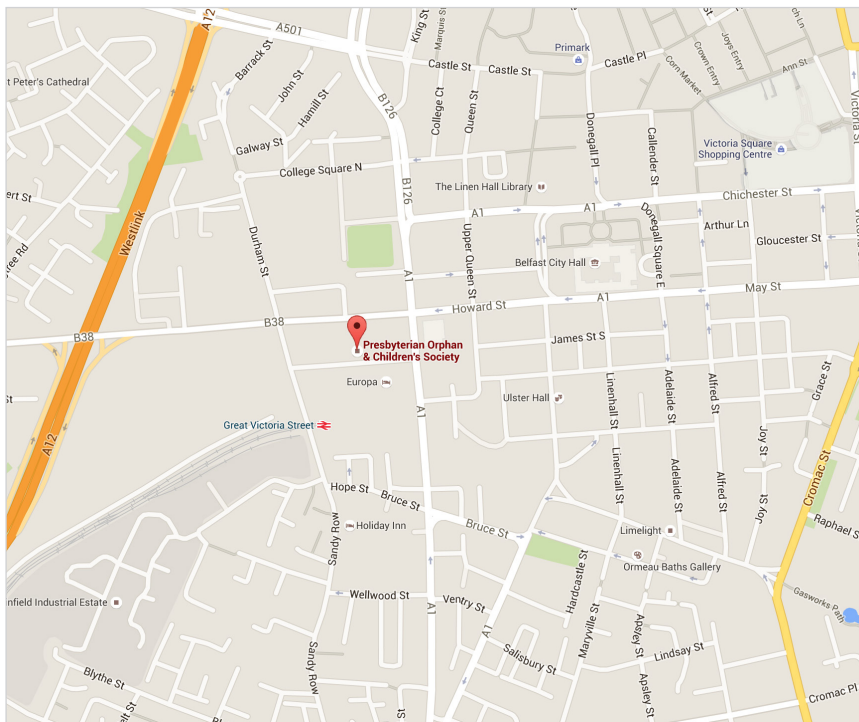
We have been verbally advised of the following by the LPS:

NAV £21,300

Rate in the £ 2015/16 is 0.573418

Rates payable year 2015/16 is c. £12,213.81

MAP LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: C51

Energy Performance Certificate Northern Ireland

SIXTH FLOOR
3 Glengall Street
BELFAST
BT12 5AB

Certificate Reference Number:
0882-0337-0319-9508-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

51 This is how energy efficient the building is.

The full certificate can be made available upon request.

SERVICE CHARGE

There is a service charge for the upkeep of the common areas. For the year 2015/16 this is c. £4,000 plus VAT.

TERMS

A new lease on Full Repairing and Insuring terms to incorporate service charges.

RENT

£31,000 per annum plus VAT.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

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