

Lisney

TO LET

Modern Serviced Office Suite
Circa 789 Sq Ft.

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



CONTACT

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Lisney
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DETAILS

- 5th 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. 789 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 5th floor of a 6 storey office building, benefitting from excellent views. Internally the suite comprises two offices with a shared kitchen and male & female toilet facilities.

The suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors, gas heating and air handling units.

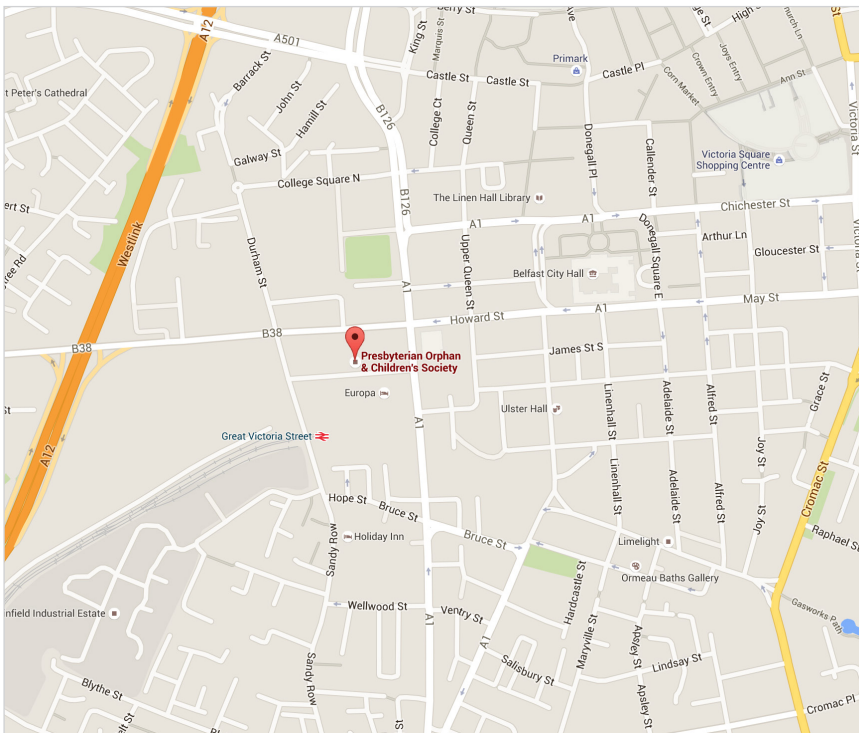
ACCOMMODATION

OFFICE 1: 585 SQ FT

OFFICE 2: 204 SQ FT

TOTAL: 789 SQ FT

MAP LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: C52

Energy Performance Certificate Northern Ireland

FIFTH FLOOR
3 Glengall Street
BELFAST
BT12 5AB

Certificate Reference Number:
9809-3058-0371-0301-8305

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

52 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.

TERMS

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

RENT

£19,000 per annum plus VAT to include Rent, Rates, Service charges, Insurance, heating etc.

Individual office suites may be available, further details upon request.

VAT

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

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