

Lisney

TO LET:

**Modern Office Suites:
1,057 - 2,144 Sq Ft
With On Site Car
Parking**

**2ND FLOOR,
QUAY GATE HOUSE,
15 SCRABO STREET,
BELFAST, BT5 4BD**



CONTACT

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BRIEF

- Modern office suites
- From 1,057 - 2,144 Sq Ft
- On site car parking
- Excellent location with good access to the Motorway network



OFFICE SPACE

WWW.LISNEY.COM

LOCATION

The property is located on the edge of the City Centre on Scrabo Street, which is accessed from Station Street, in close proximity to the SSE Arena and Odyssey Pavilion, Titanic Quarter and Belfast City Centre.

The Public Records Office for Northern Ireland, the Belfast Metropolitan College, Citi and the NI Science Park are also close by.

The Odyssey Pavilion and Titanic Quarter provide various restaurants, coffee shops and convenience stores

and Belfast City Centre is a 10 minute walk away.

Excellent transport links are available with good access to the main Motorway network, Sydenham by-pass and a 5 minute drive to George Best City Airport.

SERVICE CHARGE

A service charge is levied to cover all landlords' reasonable outgoings to include :

Upkeep of common areas, maintenance

Buildings insurance and management fee.

We understand this is currently £8,470.83 per annum for the year 2016/17 for the entire second floor

DESCRIPTION

The property comprises a modern seven story office development with a total of 26 on site car parking spaces.

Access is via a common reception area with a high speed 13 person Otis lift serving all floors and video monitor door entry system to each office suite.

The second floor accommodation is largely open plan and is fitted to a high specification to include:

- Carpeted flooring
- Plaster painted walls
- Suspended ceiling with integrated fluorescent lighting
- Perimeter trunking
- Thermostatically controlled comfort air cooling
- Phoenix Natural gas heating

The offices also benefit from a tea point and access to shared toilet facilities.

There are 2 on site car parking spaces available plus visitor parking. We understand additional parking can be provided in the adjoining car parks.

INTERIOR



RATES

We have been verbally advised by the Rates authority of the following:

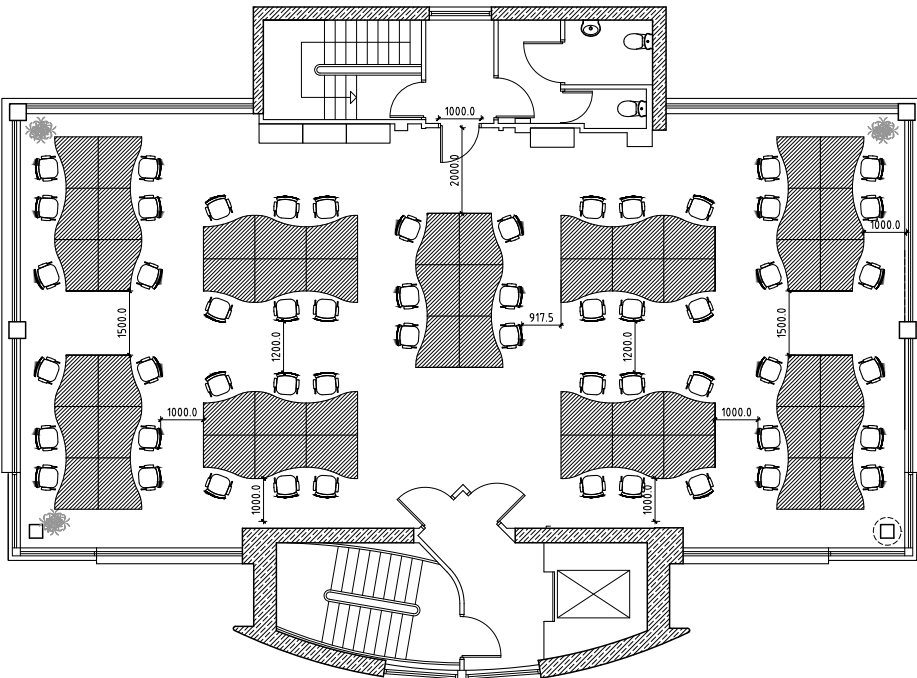
NAV	£21,900
Rate in the £ 2016/17	0.582601
Rates payable (Approx)	£12,758.96

INTERNAL LAYOUTS/SEATING PLANS

We have been provided with potential internal layout/seating plans as below:

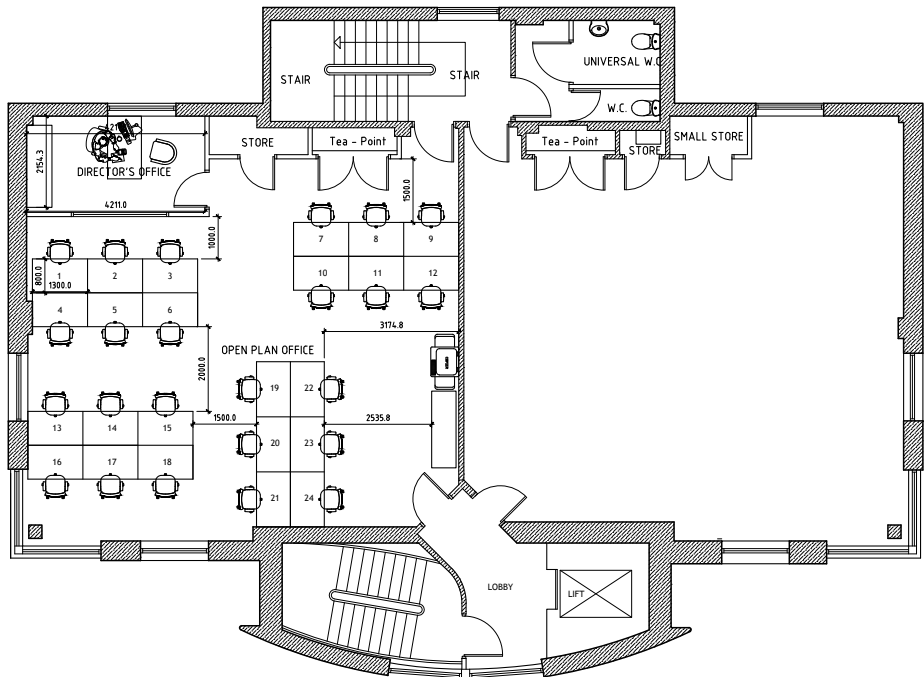
OPTION 1

This provides the potential for an open plan office with 54 desks on the entire 2nd floor.

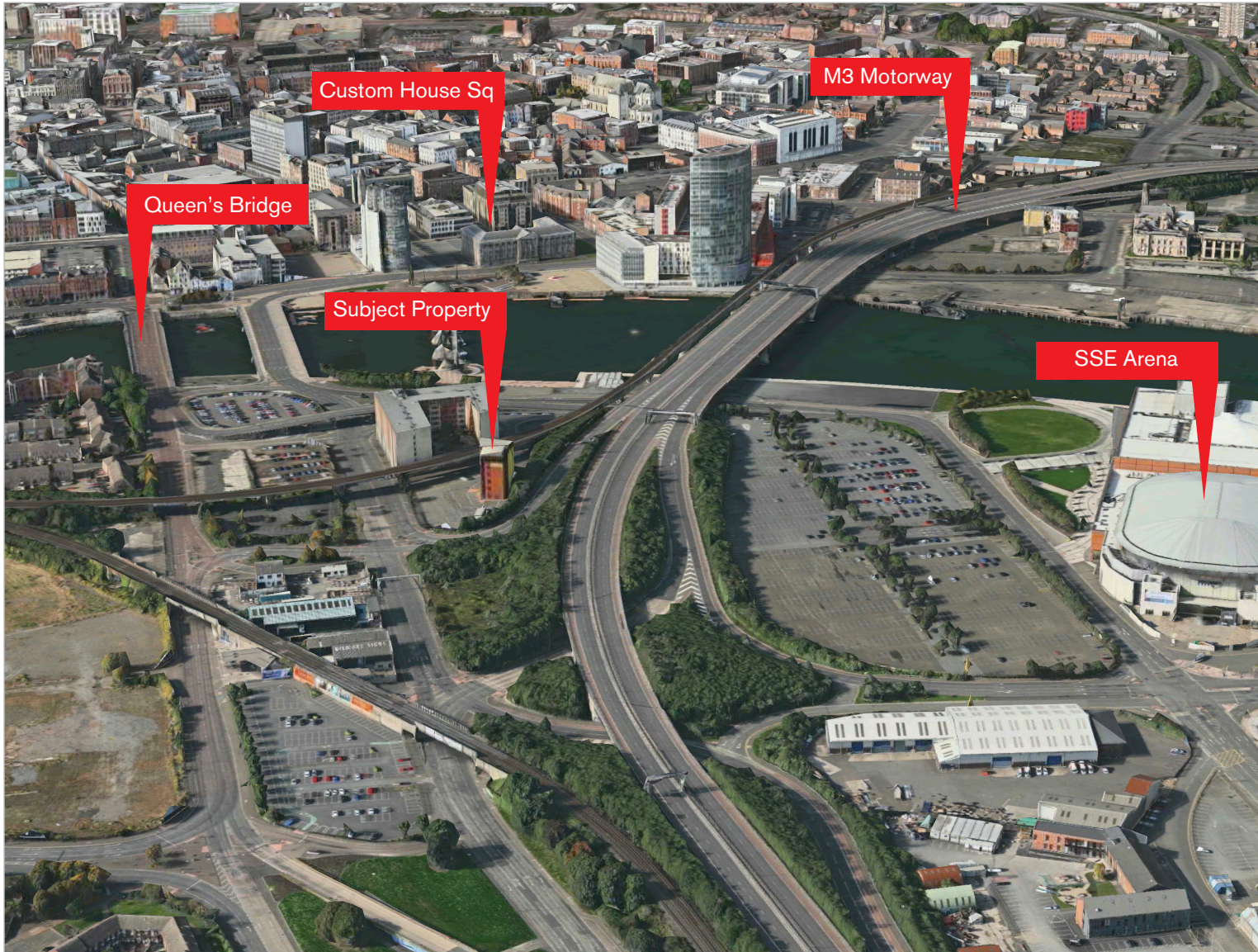


OPTION 2

This provides the potential for an open plan office with 24 desks and a Director's office or boardroom/meeting room on part of the floor.



LOCATION MAP



EPC RATING OF D82

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

82 This is how energy efficient the building is.

ACCOMMODATION

1,057-2,144 Sq Ft

RENT

POA

TERMS

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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