

Lisney

TO LET:

**High Profile, Refurbished
Office Accommodation**

**Available from
c. 2,249 – 13,785 sq. ft**

**NORTHERN COURT,
16-18 GLOUCESTER
STREET, BELFAST,
BT1 4AB**



CONTACT

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BRIEF

- Desirable business location, situated in close proximity to Belfast City Hall & Belfast's Law Courts
- The building will be subject to extensive refurbishment
- Bespoke fit outs can be provided to accommodate tenant requirements
- Space is available in its entirety or on a floor by floor basis
- Adjacent to a number of surface and multi-storey car parks
- Excellent connectivity to road, rail and bus networks

LOCATION

The subject property comprises a prominent corner site situated at the junction of Gloucester Street and Seymour Street, a short walk from Belfast City Hall, Victoria Square and Belfast's Law Courts.

The immediate area is regarded as a well-established office location and is dominated by a mix of professional office occupiers including Arthur Cox Solicitors, IBM, AON Insurance along with a number of public sector bodies.

There is abundance of nearby surface and multi-storey car parking in the immediate locality along with an excellent provision of amenities such as pubs, restaurants and coffee shops.

The location also benefits from excellent connectivity to the wider road, rail and bus networks.

DESCRIPTION

The subject property comprises a prominent five storey modern office building which will provide c. 13,785 sq. ft. of high specification office accommodation, post refurbishment.

The property will be extensively refurbished throughout and a new

feature entrance foyer will be created with a new entrance on the Gloucester Street elevation.

The space benefits from natural light on two elevations and would lend itself to either being occupied as a single tenanted corporate headquarters building or on a floor by floor basis.

The space once refurbished, will be finished to the following specification:

- Feature entrance foyer
- Air conditioning
- Raised access flooring
- Suspended or exposed ceilings
- Plastered and painted walls
- Fully fitted gents, ladies and disabled toilets on each floor
- Intercom access to each floor
- Passenger lift access to upper floors

The landlord is willing to consider providing a bespoke fit out for an incoming tenant, subject to the agreement of satisfactory lease terms.

FLOOR SIZES

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Ground	209.00	2,249
First	267.93	2,884
Second	267.93	2,884
Third	267.93	2,884
Fourth	267.93	2,884
	1,280.72	13,785

INTERIOR



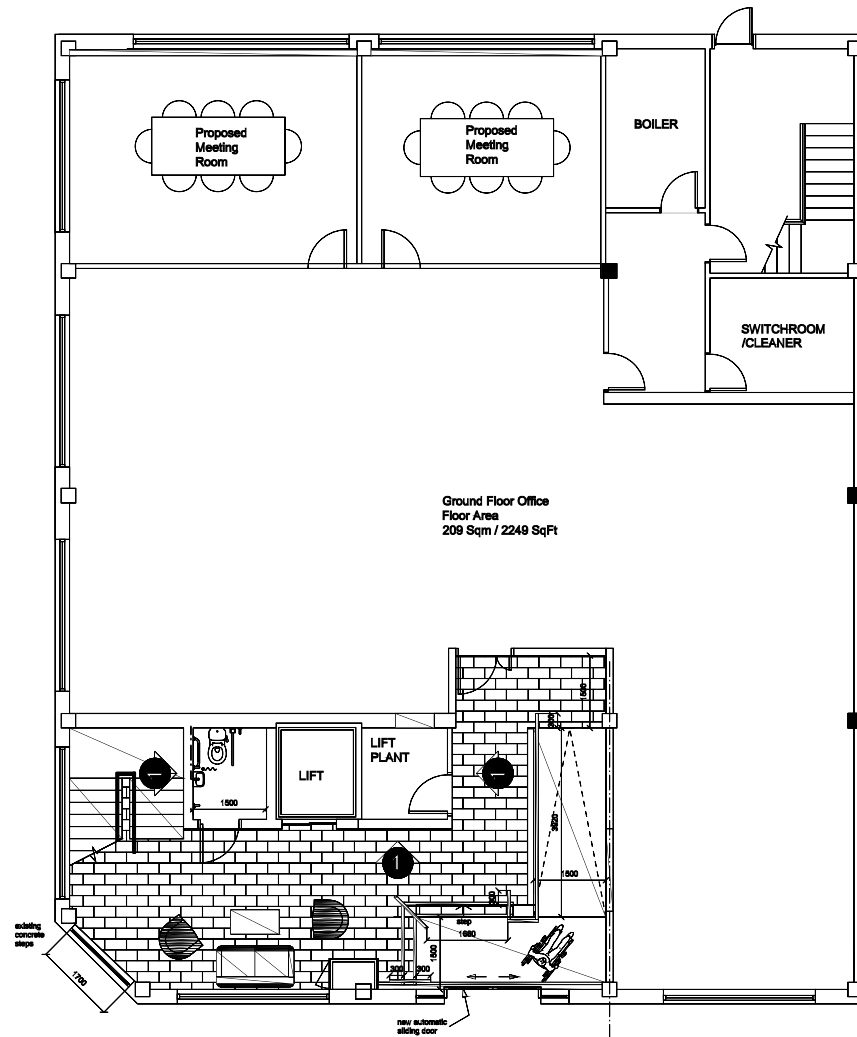
Typical existing floorplate

INTERIOR*Typical existing floorplate*

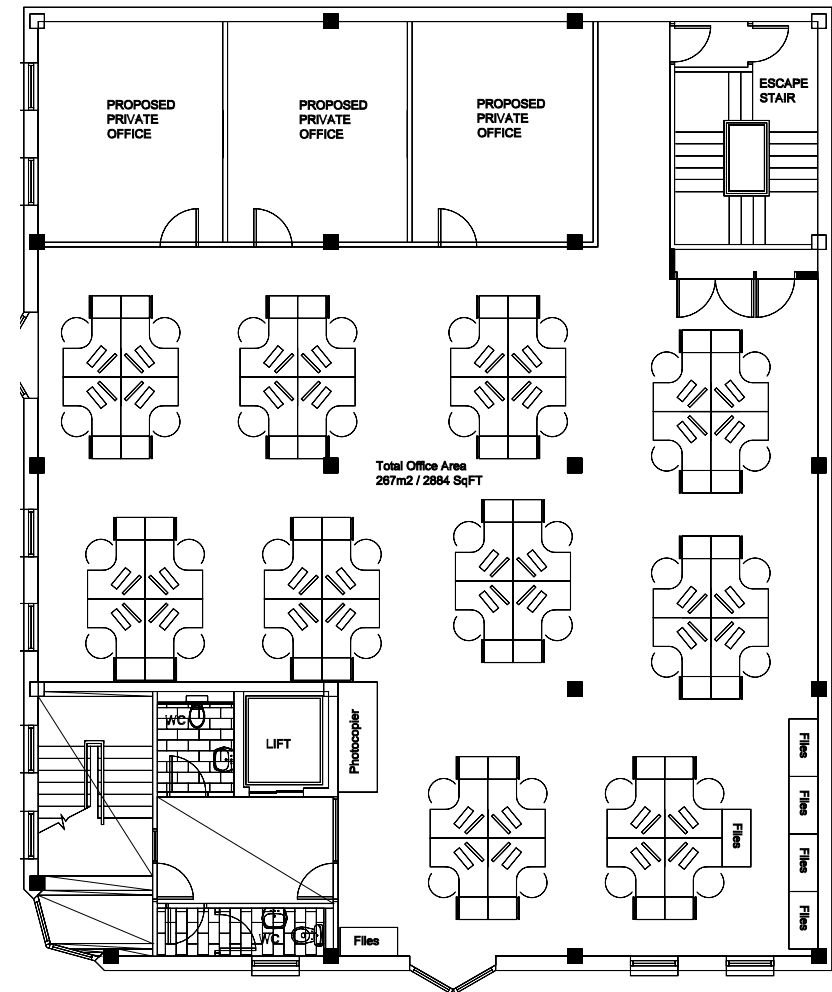
INTERNAL LAYOUTS

We have been provided with the following indicative layout/seating plans:

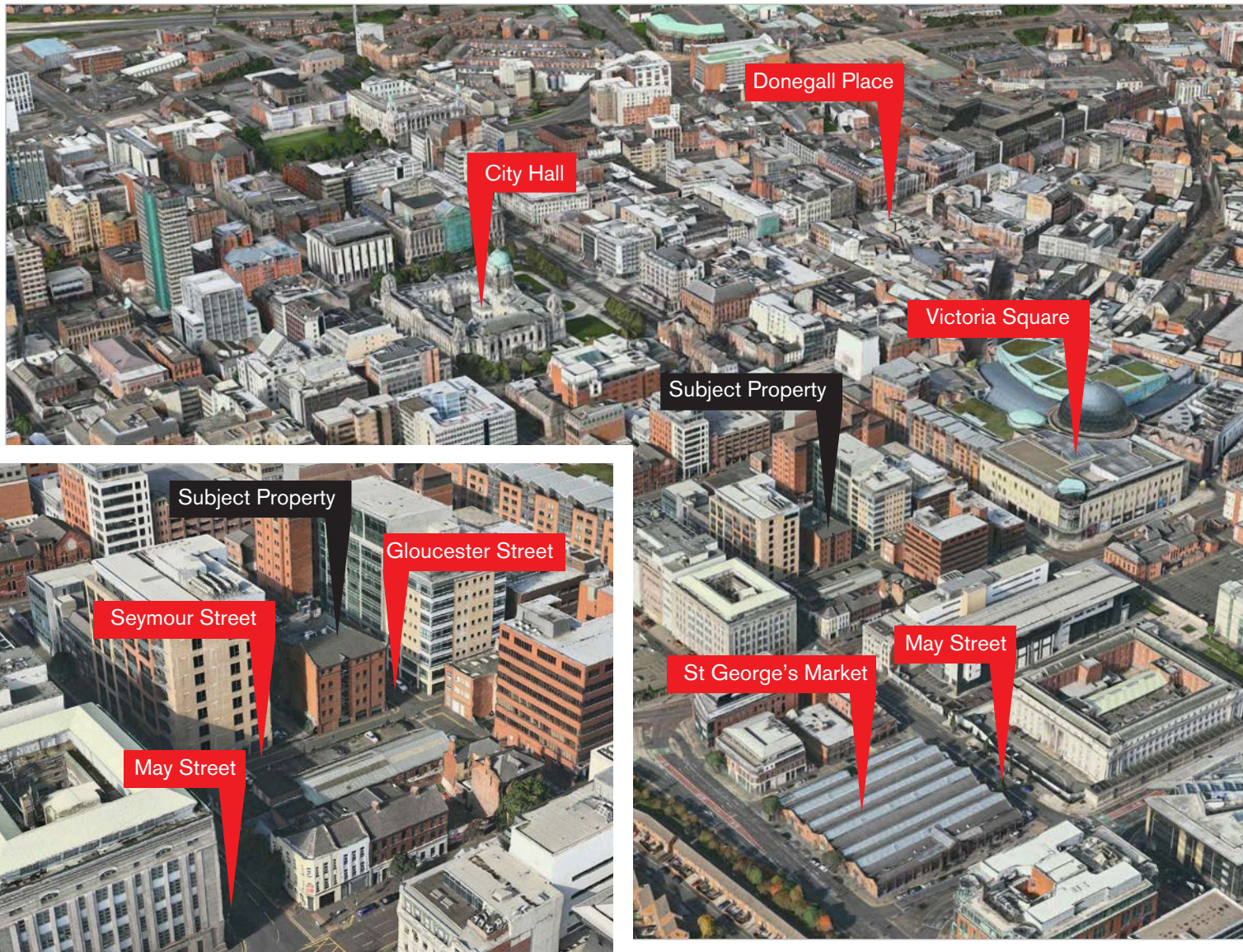
GROUND FLOOR



FIRST FLOOR



LOCATION MAP



LEASE DETAILS

Rent: On Application

Term: By way of negotiation

Repairs & Insurance: The space will be let of effective full repairing and insuring terms by way of service charge recovery

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas. The current service charge estimate is TBC

BUSINESS RATES

Tenants will be responsible for the payment of business rates

For further details please contact the letting agent

VAT

All prices and outgoings are stated exclusive of VAT which we have been advised is chargeable.

EPC-D88

The property has an energy rating of D88. A full certificate can be made available upon request.

The Directors of Lisney for themselves and for the vendors or lessors of this thus this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.