

# Lisney

TO LET (BY WAY OF ASSIGNMENT OR SUBLEASE)

High Specification Office  
Suite c. 1,420 Sq Ft

**SECOND FLOOR, 14 CROMAC PLACE,  
THE GASWORKS, BELFAST, BT7 2JB**

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## CONTACT

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## BRIEF

- Highly accessible City Centre location
- Well established & desirable business location
- Dedicated on site car parking along with generous provision of nearby surface car parking
- Immediate availability



WWW.LISNEY.COM

LOCATION

The subject property occupies a prominent roadside location within The ‘Gasworks’, regarded as one of Belfast’s premier business locations, situated approximately 0.5 miles south east of Belfast City Hall.

The ‘Gasworks’ is a riverside business location and former industrial site which was regenerated in the 1990’s. The ‘Gasworks’ comprises a mix of private and public sector tenants, financial institutions such as Halifax Bank of Scotland along with leisure uses, including the Radisson Blu Hotel.

The Gasworks occupies a highly accessible location situated off Ormeau Road and is well served by the road, rail, and bus networks.

DESCRIPTION

The subject property comprises a self-contained second floor office suite fronting Cromac Place, forming part of a four storey modern office block.

The space has been fitted to a high specification throughout to provide a reception area, 3 no. private offices

and a boardroom and comprises c. 1,420 sq. ft. of quality accommodation.

The property has been fitted to the following specification:

- Carpeted flooring
- Plastered & painted walls
- Suspended ceiling
- Recessed fluorescent tube lighting
- Wall mounted radiators (gas fired)
- Perimeter trunking
- Shared male/female WC’s are provided
- Intercom entry system

\*The upper floors in the building are accessed via a passenger lift

In addition, 3 no. car park spaces are demised to the property and are offered in the communal car park at the rear of the building, adjacent to where the office suite is accessed.

ACCOMMODATION

AREA	SIZE (SQ M)	SIZE (SQ FT)
Second Floor Office Suite	131.92	1,420
<b>Total Net Internal Area</b>	<b>131.92</b>	<b>1,420</b>

**RATES**

*The tenant will be responsible for the payment of business rates directly to Land and Property Services:*

**NAV £16,000**

**Rates payable (2016/2017) £9,321.62**



**EPC - B47**

*This property has an energy efficiency rating of: B47*

**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

113-119 Duncreggan Road  
LONDONDERRY  
BT48 8AA

Certificate Reference Number:  
0595-9799-9730-2590-8503

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](http://www.epb.dfpni.gov.uk).

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**47** This is how energy efficient the building is.

The full certificate can be made available upon request.

**INSURANCE**

*The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the building.*

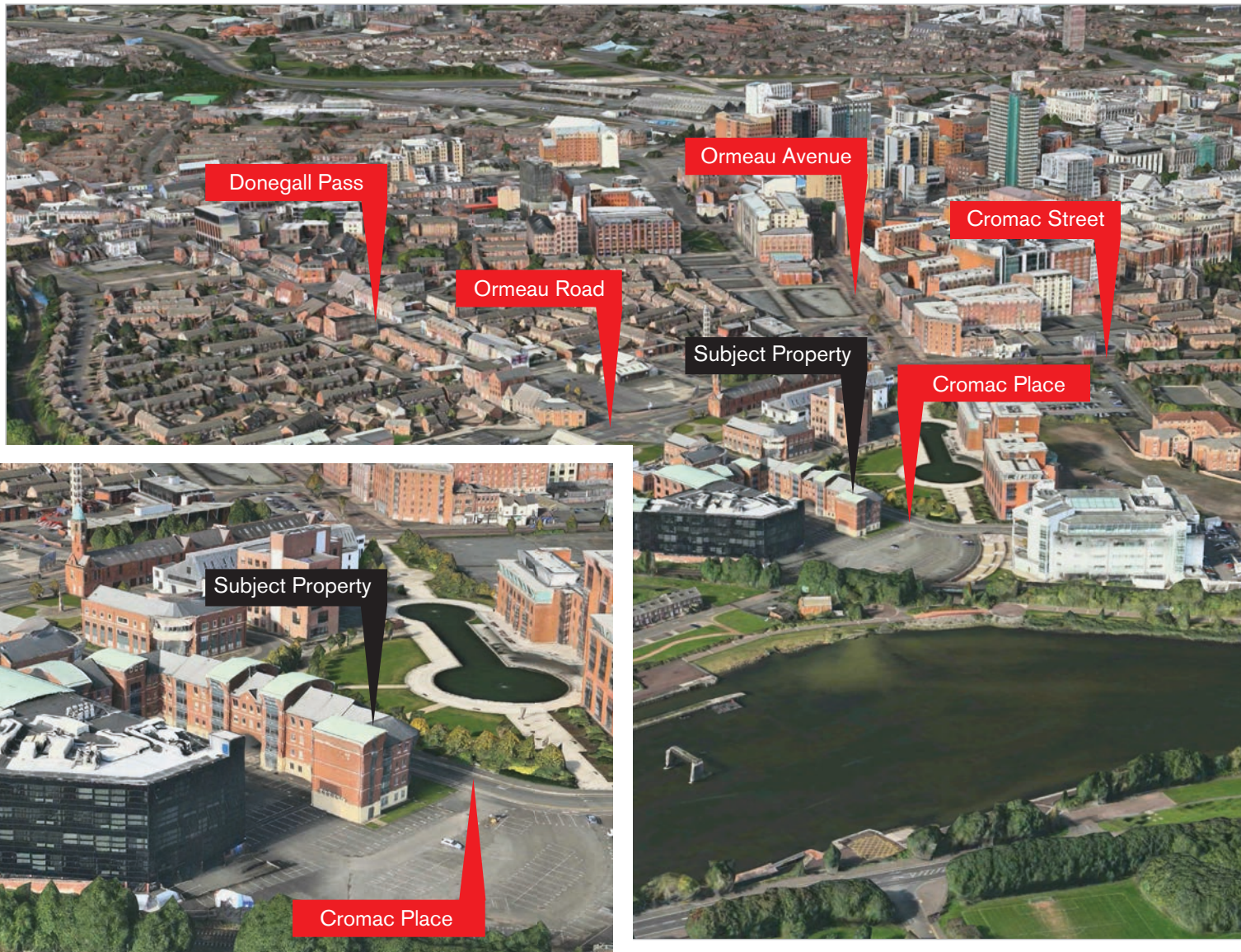


## IMAGE GALLERY





## LOCATION MAP



## LEASE TERMS

*The property is currently held on a five year lease term commencing on 1st October 2015 and expiring 30th September 2020.*

*The passing rent is £19,750 per annum*

*The space is available by way of assignment or sublease*

*The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.*

## SERVICE CHARGE

*A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas. The current service charge estimate is understood to be £7,408 per annum plus VAT.*

## VAT

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

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