



**TO LET**

**Part Ground Floor, Quay Gate House, 15 Scrabo Street, Belfast, BT5 4BD**

Modern office suite with on site car parking

**Lisney**

## Features

- Modern office suite of 1,207 Sq Ft
- On site car parking
- Excellent location with good access to the Motorway network

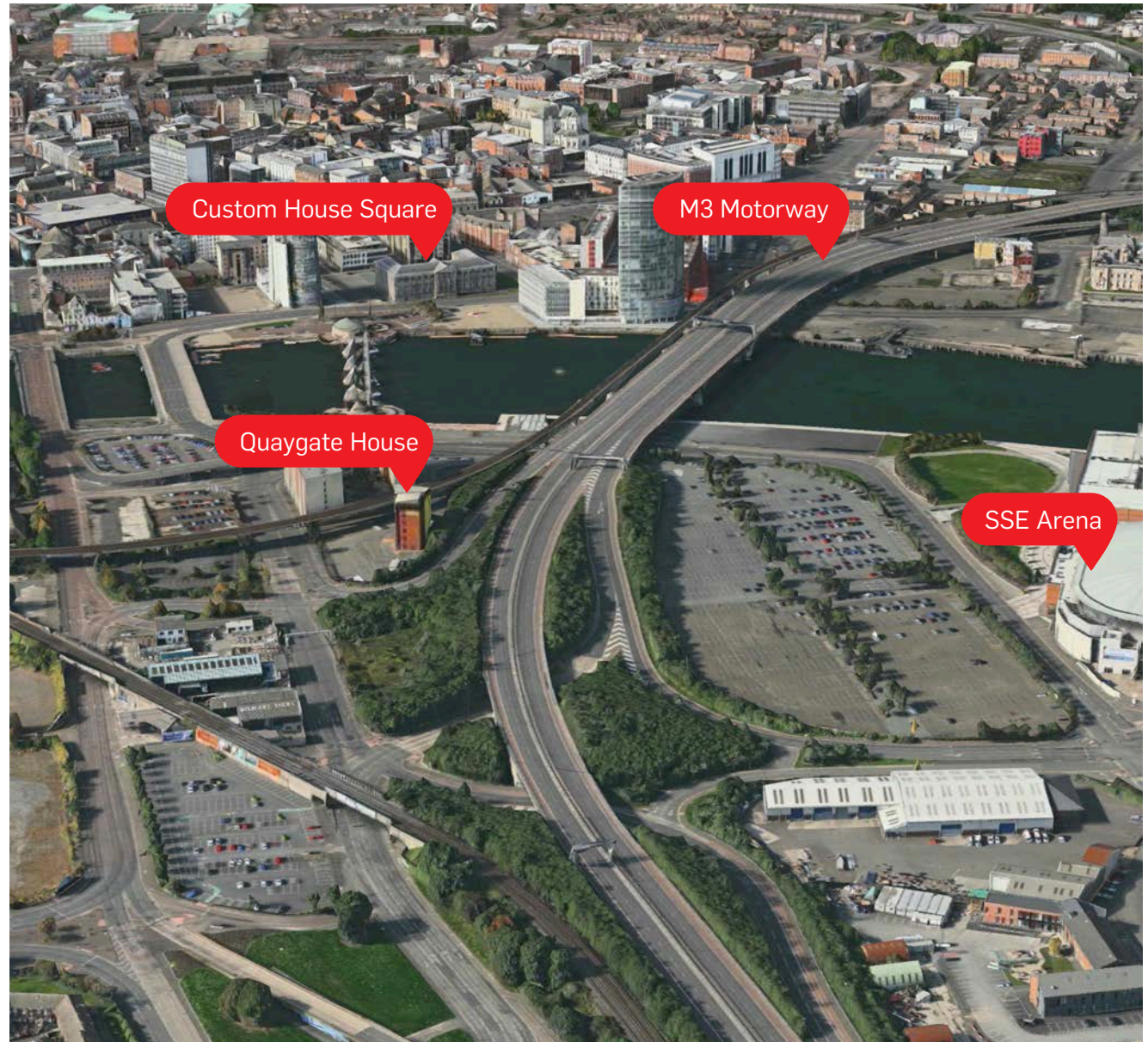
## Location

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.



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## Description

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

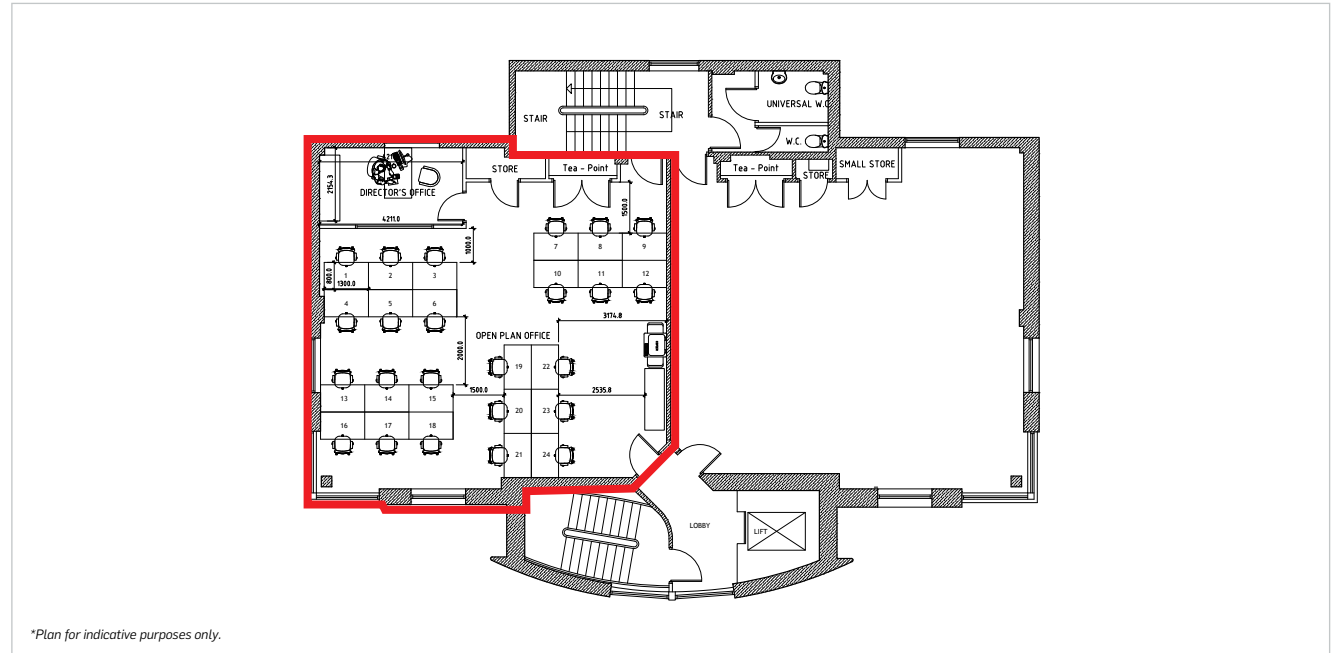
Access is via a common reception area with a high speed 13 person Otis lift serving all floors and video monitor door entry system to each office suite.

The part ground floor accommodation is open plan and 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 if required.

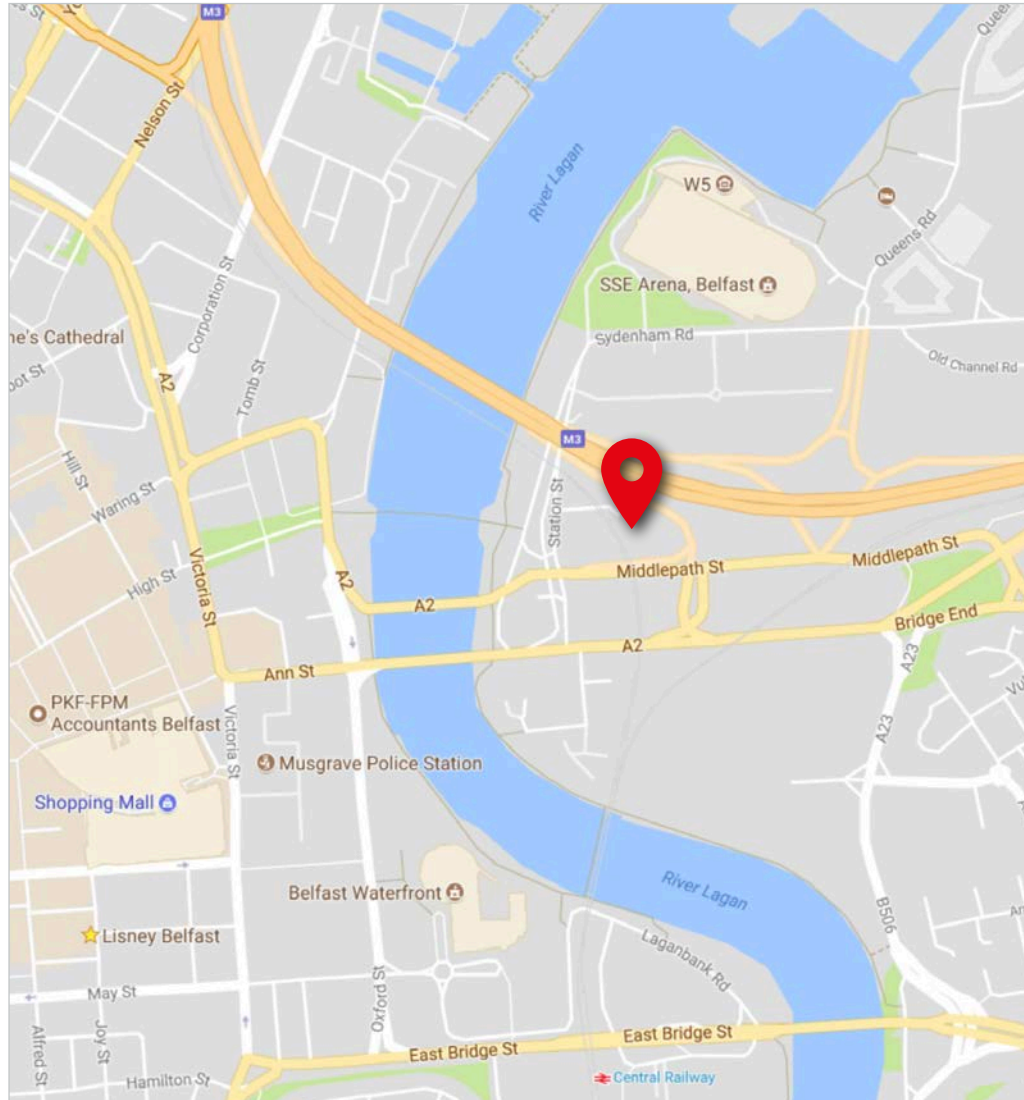


## Service Charge

A service charge is levied to cover all landlords' reasonable outgoings to include upkeep of common areas, maintenance, buildings insurance and management fee.

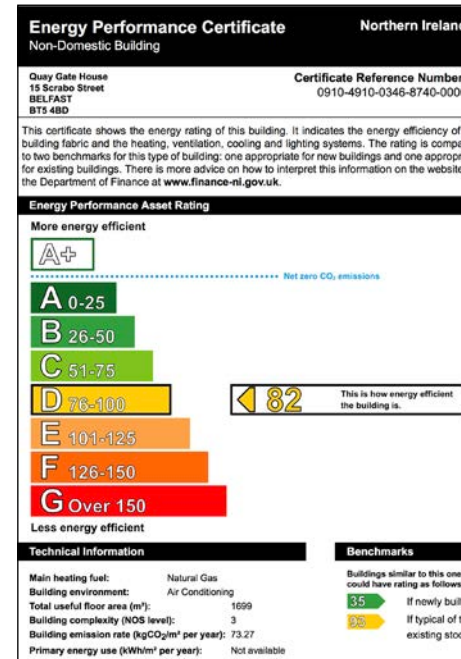
We understand this is currently £4,775 per annum for the year 2017/18





## EPC Rating - D82

The property has an energy rating of D82.  
A full certificate can be made available upon request.



## Rent

Price On Request

## Terms

A new lease on Full Repairing and Insuring terms is available.

## Rates

NAV: £12,500  
Rate in the £ 17/18: 0.592681  
Rates Payable: £7,409.00

## VAT

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

## Contact

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