


The Lisney logo is a red square with the word "Lisney" in white, sans-serif font inside a white rectangular border.A photograph of the Glengall Exchange building, a multi-story brick structure with large glass windows and a modern glass-roofed top section. The building is viewed from a low angle, looking up. The name "GLENGALL EXCHANGE" is visible on the brick facade above the ground floor entrance.

GLENGALL EXCHANGE

TO
LET

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

Modern Office Suites From c. 204 Sq Ft - 789 Sq Ft

Features

- Modern office suite with excellent views.
- Centrally located area just off Great Victoria Street.
- Comprises suites of 204 sq ft and 585 sq ft.
- Excellent access to the M1 Motorway.



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 it's 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, benefiting from excellent views.

The suite comprises two offices with a shared kitchen and male & female toilet facilities.

Internally 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

Total: 789 Sq Ft Approximately.

Office 2: 204 Sq Ft

Individual office suites available, further details upon request.

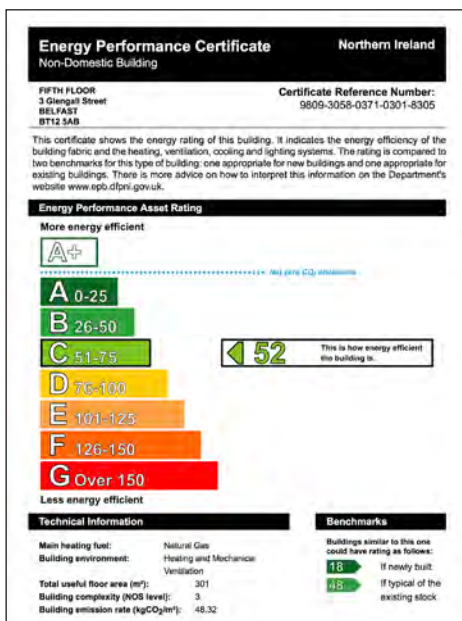


EPC

This property has an energy efficiency rating of C52.

Rent

Upon application and based on an all inclusive deal to include Rent, Rates, Service charges, Insurance, heating etc.



Terms

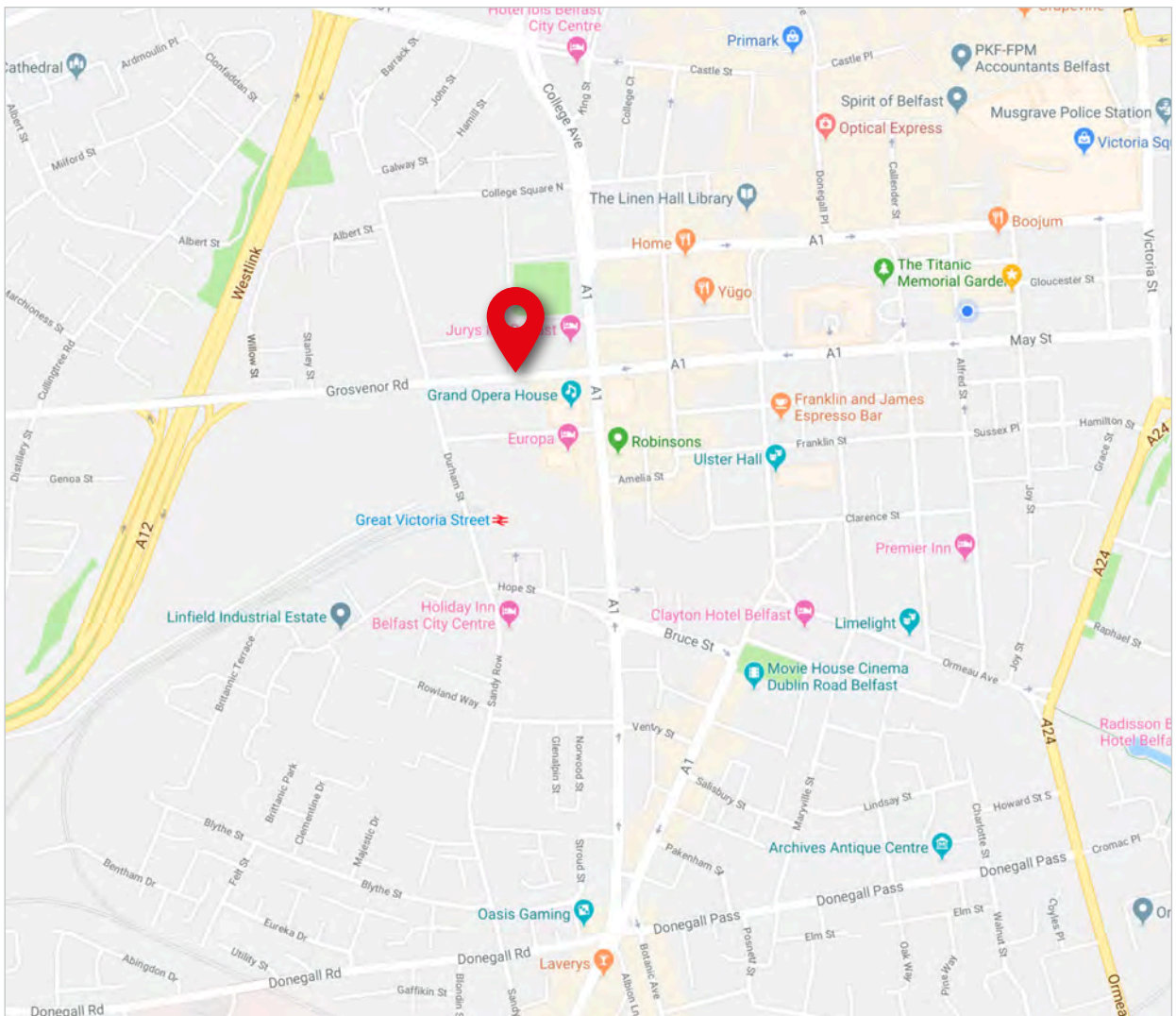
A new lease on Full Repairing and Insuring terms to incorporate service charges.

VAT

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

Contact

Andrew Gawley | 028 9050 1501 | agawley@lisney.com



The Directors of Lisney for themselves and for the vendors or lessors of 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.