



Lisney

GLENGALL EXCHANGE

TO  
LET

**6TH FLOOR FLOOR, GLENGALL EXCHANGE, GLENGALL  
STREET, BELFAST, BT12 5AB**

Modern Penthouse Office Suite Of c. 2,700 Sq Ft



## Features

- Penthouse office suite with excellent views.
- Comprises c. 2,700 sq ft.
- Centrally located area just off Great Victoria Street.
- Excellent access to the M1 Motorway.
- External balcony/terrace.



## 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 top floor of a 6 storey office building, benefitting from excellent views over Cave Hill.

The suite comprises a reception area with an open plan office, boardroom, private office, storeroom, kitchen and male and female toilet facilities.

Internally the suite provides suspended ceilings with recessed lighting, plaster painted walls, carpet floors, gas heating and air handling units.

In addition there is an external balcony/terrace area.

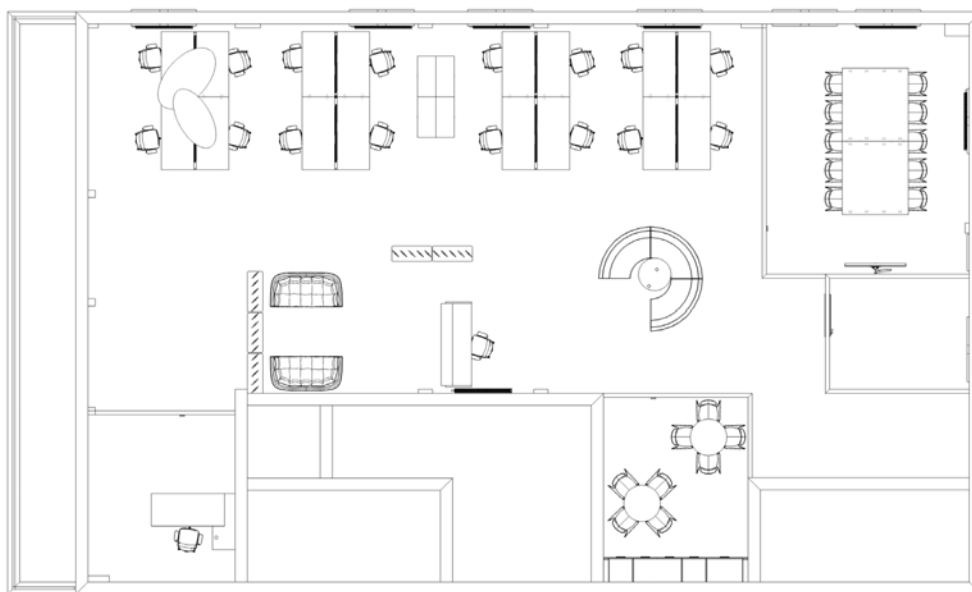
## Accommodation

2,700 sq ft approximately.

## Service Charge

There is a service charge for the upkeep of the common areas.  
For the year 2018/19 this is currently £4,250 plus VAT.

## Indicative Potential Layout



Proposed potential layouts provided by Innov8.  
[www.innov8officeinteriors.com](http://www.innov8officeinteriors.com)



## Existing Space



## Indicative Potential Fit-Out



Indicative potential fit-out CGI provided by Innov8.  
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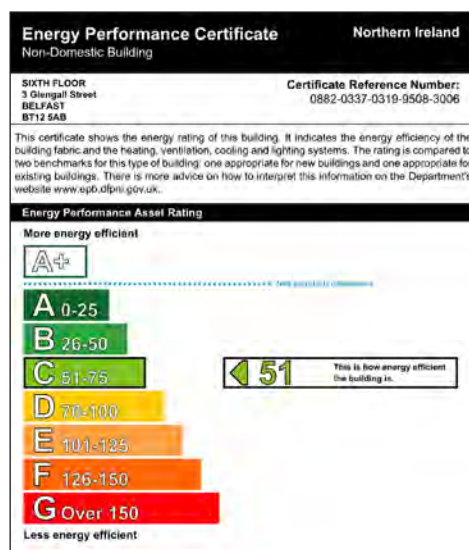


## View From Suite



## EPC

This property has an energy efficiency rating of C51.



## Rates

We have been verbally advised of the following by the LPS:

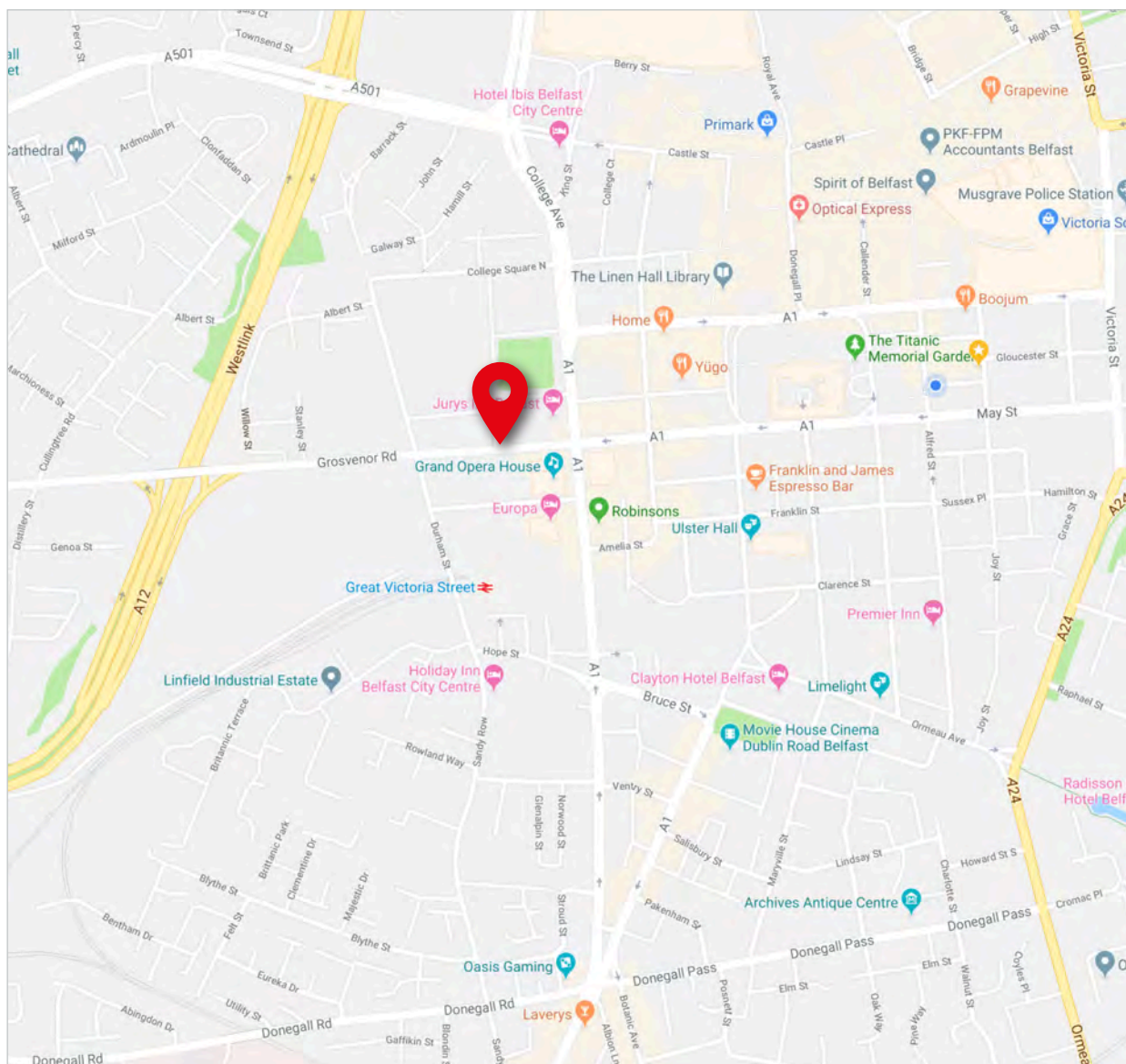
NAV	£21,300
Rate in the £ 2018/19	0.602803
Rates payable year 2018/19	£12,840 approximately

## Rent

Upon application.

## VAT

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



## Terms

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

## Contact

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**Lisney**

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