Victoria House, 15-27 Gloucester Street, Belfast BT1 4LS

To Let

High specification Grade A City Centre Office Accommodation totalling approximately 5,890 sq ft
Location

Victoria House is located within the heart of Belfast City Centre, a short distance from the City Centre retail core, the Laganside Law Courts/Bar Library and 150 metres from Victoria Square Shopping Centre.

Prominently located on Gloucester Street the subject is a short distance from both the main city centre bus terminus at Belfast City Hall and almost equidistant between the Europa Bus and Rail Station and Belfast’s Central Rail Station.

An abundance of both public and private surface and car multi-storey parks are conveniently located within a few minutes walk of Victoria House.

Description

Victoria House is a striking office development benefiting from a stunning fully glazed frontage and comprising ground and ten upper floors of Grade A office accommodation.

The property is unique from a Belfast perspective as there are no internal structural columns interrupting the open plan floor plates therefore maximising the efficiency of floor space use.

- Feature entrance foyer
- 2 high speed passenger lifts to all floors
- Full air conditioning (heating and cooling)
- Raised access flooring
- Floor to ceiling glazing to front elevation
- Fully fitted Ladies, Gents and Disabled Toilets on each floor
- Suspended ceilings with integrated recessed fluorescent strip lighting
- Painted walls

Schedule of Accommodation

<table>
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<tr>
<th>Floor Area</th>
<th>Sq Ft</th>
<th>Sq M</th>
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<td>Eighth Floor</td>
<td>5,890</td>
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Lease Details

Term - By negotiation.

Rent - £20 psf.

Rent Review - 5 yearly upwards only.

Service Charge - A service charge will be levied to cover the costs of external repairs and management of the property, estimated at approximately £17,000 per annum.

Insurance - The Tenant will be responsible to reimburse the Landlord with a fair proportion of the building insurance premium.
Energy Performance Certificate

The property benefits from an EPC rating of D86 and the Energy Performance Certificate is available upon request.

Rates

We have been advised by Land and Property Services with the following:

Net Annual Value:- £46,800
Rate in the £17/18:- £0.5926
Rates payable if applicable:- £27,734

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

Greg Henry  
028 9026 9265  
ghenry@lsh.ie

Tom Donnan  
028 9026 9238  
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