

TO LET

Landmark House, 5 Cromac Quay, Gasworks, Belfast BT7 2JD

PROMINENT OFFICE SPACE WITHIN THE GASWORKS BUSINESS PARK

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FEATURES

Prominent position within The Gasworks and Belfast City Centre

Modern, Grade A office space on corner site

Comprising circa 5,250 sqft office accommodation over two floors

Both open plan and cellular accommodation

Purpose built and landscaped business environment

LOCATION

Landmark House is situated to the south of the City Hall and is located within 'The Gasworks', a modern business park established in the 1990s.

The park is a popular edge of centre location for private firms and public sector entities alike. Well known occupiers within 'The Gasworks' include FinTru, Deloitte, Consarc Design, Radisson Hotel, Lloyds Bank/Halifax and a number of public bodies.

'The Gasworks' provides a number of uniquely designed, modern buildings set among a range of historic buildings dating back to the original use of the land, as a gasworks. The park is thoughtfully laid out with landscaped/tree lined areas, a water feature and paved walkways which are connected to the Lagan Towpath.

Facilities within the Gasworks include the Radisson Blu Hotel, Gasworks Restaurant and a Mace Convenience Store. Within a few minutes walk of 'The Gasworks' are a range of facilities/amenities within the city centre core including, shops, cafés, restaurants, gyms and bars.

'The Gasworks' is located just off the Ormeau Road, allowing easy vehicular access around the City Centre and further afield. The proposed Grand Central Transport Hub and Lanyon Place Rail Station are both within a 10 minute walk. The main airports, George Best Belfast City Airport (c.3.5 miles) and Belfast International (c.18 miles) are a short drive away.

Landmark House occupies a strong position within 'The Gasworks' and is visible from Cromac Street/Ormeau Road/Ormeau Avenue.





DESCRIPTION

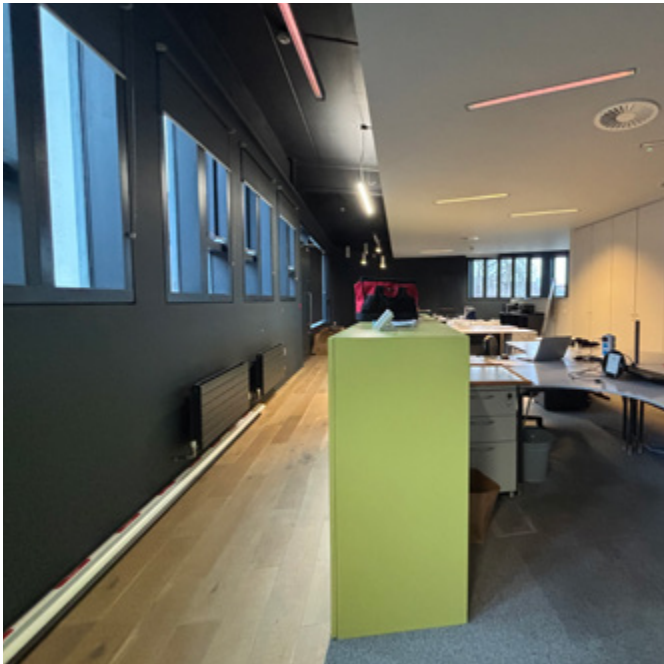
Landmark House was constructed around 2005 and comprises an end of block, modern, purpose-built office building of circa 8,500 sqft arranged over 3-storeys plus mezzanine level.

The modern architecture, namely the angled walls with grey steel cladding and feature glazing makes Landmark House one of the standout buildings within Gasworks, lying comfortably with the nearby historic red-brick buildings.

The common areas of the building comprise a stairwell, 8-person Kone passenger lift, shower at ground floor and two bathrooms on each floor. The common areas are modern with painted white walls, grey floor tiles and wooden handrails.

The 2nd floor and 3rd floor mezzanine of the building are currently occupied by Ofcom.





Ground Floor

The ground floor suite is a fully fitted, modern office with high ceilings and windows on three sides, providing light and bright accommodation.

The suite benefits from own door access, along with secondary access through the building front door and common area.

The suite is sub divided to provide

- Entrance porch
- Reception area
- Private office
- Boardroom (which can be subdivided)
- Open plan office space
- Kitchen
- Lockerroom/storeroom

The suite is fitted out to include; double glazing, acoustic ceilings, spotlighting, raised access flooring, part wooden floor and part carpet tile cover and gas fired heating.

First Floor

The first floor suite is sub divided to provide

- Entrance porch
- Open plan office space
- Three private offices
- Kitchen
- Store

The suite benefits from high ceilings, modern décor and windows on three sides.





LEASE DETAILS

Rent

£18.50 per square foot exclusive

Term

By negotiation, subject to periodic rent review

Repairs

Effective full repairing and insuring terms.

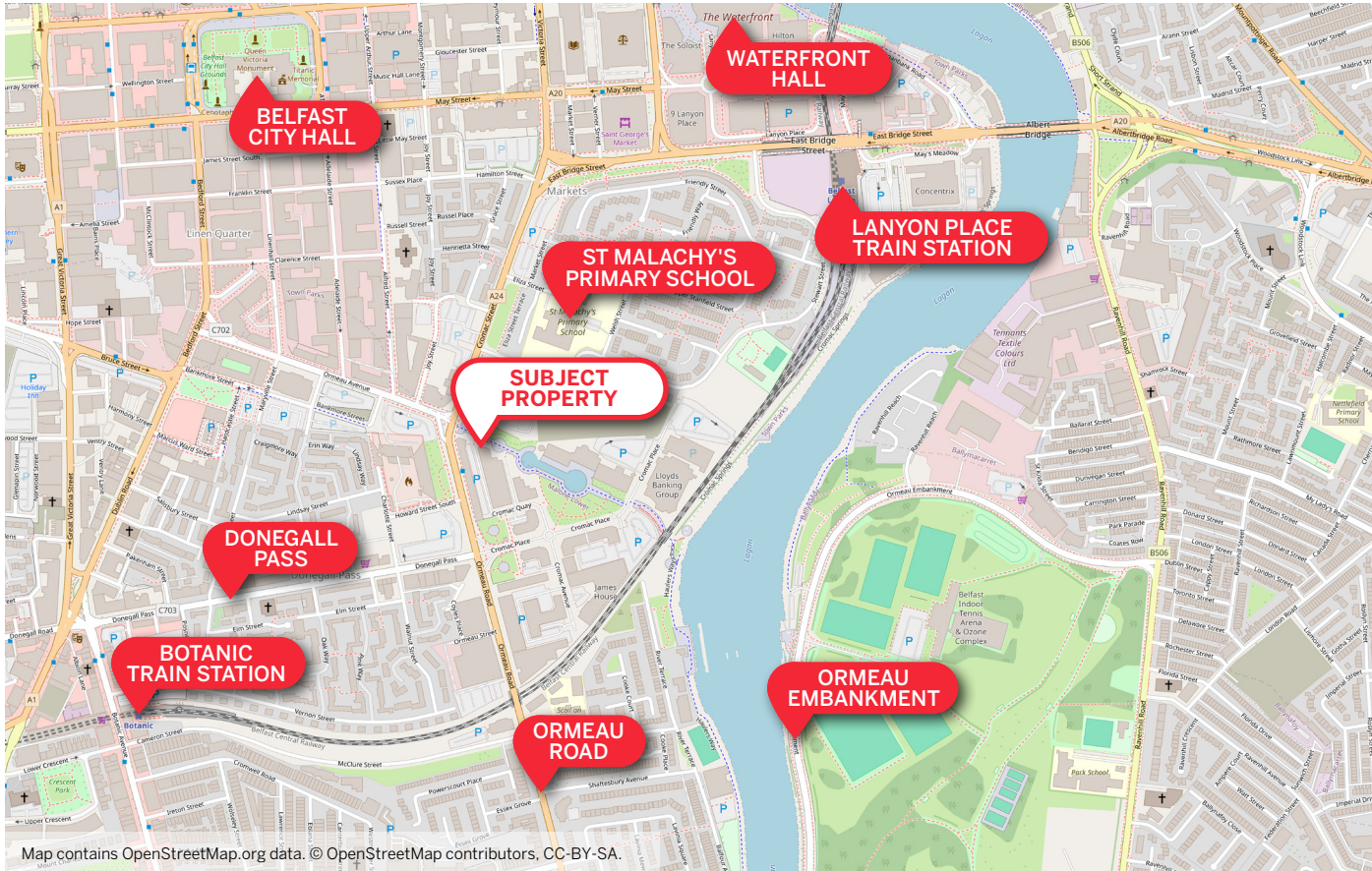
Service Charge

A service charge will be levied to cover external repairs, maintenance and management of common areas. Amount to be confirmed.

Insurance

Tenant to reimburse the Landlord in respect with a fair proportion of the insurance premium

LOCATION



ACCOMMODATION

The areas below are approximate:

Floor	sqm	sqft
Ground floor	228.29	2,457
First floor	259.5	2,793
Total	487.79	5,250

RATES

We understand the approximate rates payable are as per the below:

Floor	NAV	Rates Payable 2024/25
Ground floor	£45,100	£27,030
First floor	£46,300	£27,750

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksl/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23982

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