Victoria House, 15-27 Gloucester Street, Belfast

High Specification Grade A City Centre Office Suite

To Let

- Located in the heart of Belfast City Centre, a short walk from the City Hall, Victoria Square Shopping Centre.
- Landmark 11 storey office building with high profile tenants to include Aon McMillan, Oracle, Visa, Zurich and Arthur Cox.
- Fitted to an excellent standard throughout and benefits from a fully glazed front elevation.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ
Dublin Office - 115 Lower Baggot Street, Dublin 2

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Victoria House, 15-27 Gloucester Street, Belfast

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.

Accommodation

<table>
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<tr>
<th>Floor area</th>
<th>Sq ft</th>
<th>Sq m</th>
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<tbody>
<tr>
<td>Part Tenth Floor</td>
<td>1,892</td>
<td>175.77</td>
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<tr>
<td>Total</td>
<td>1,892</td>
<td>175.77</td>
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Additional information
- 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

Lease details
- Term - A new 10 year lease.
- Rent - £14.50 per sq ft.
- Rent Review - 5 yearly upward only
- Service Charge - Estimated to be £4,586 pa.
- Insurance - Estimated to be £490 pa.

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

- Net Annual Value: £16,000
- Rate in the £15/16: £0.5734
- Rates payable if applicable: £9,174

Value Added Tax
We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

EPC
C74