



RHM
Commercial

OFFICE

To Let

Fully Fitted High-Spec Office
Accommodation

**10 Cromac Place, Gasworks,
BELFAST**

- Highly successful business location
- Excellent Accessibility
- 3 on site car-parking spaces per suite

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
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LOCATION

Belfast Gasworks is a modern development of office and hotel accommodation located just 0.5 mile south east of Belfast City Hall, off Ormeau Road.

Occupiers in the Gasworks include Lloyds Banking Group, Radisson Hotel, Environment and Heritage Service, Allianz, British Medical Association, Deloitte and Wandiso.

10 Cromac place is located fronting onto Cromac Place close to the roundabout junction with Cromac Avenue. The building is accessed from the courtyard car-park via the archway entrance.

DESCRIPTION

Modern office suites finished to a high standard and benefitting from lift access, shared toilet accommodation and on-site car-parking spaces.

Internal office finishes include:

- Suspended ceilings
- Recessed fluorescent lighting
- Gas fired central heating
- Carpet tiles
- Fitted kitchen units & worktop
- Balcony onto Cromac Place with views towards Belfast City Centre

ACCOMMODATION

Second Floor Suite
192.1 sq m (2,068 sq ft)

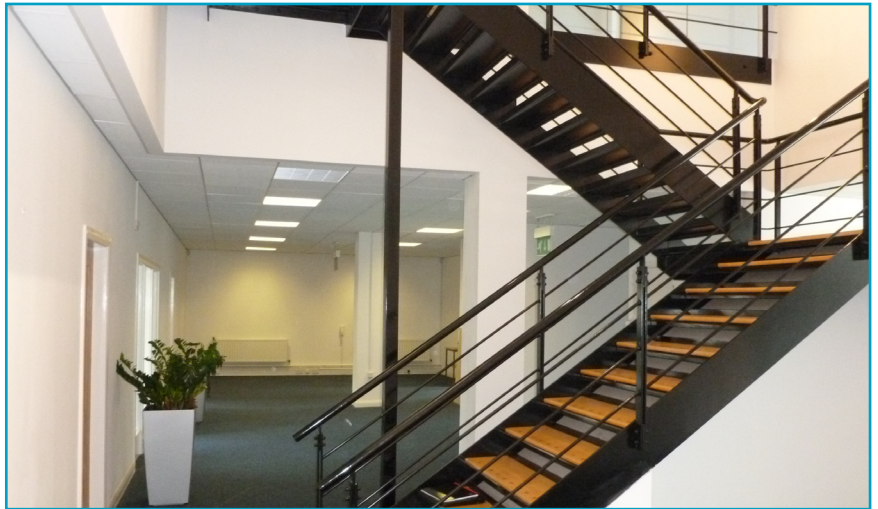
Third Floor & Mezzanine Suite
263.2 sq m (2,833 sq ft)

Shared toilet accommodation

3 on-site car parking spaces per suite



Second Floor Suite



Third Floor Suite

LEASE DETAILS

Term

Negotiable, subject to 5 yearly rent reviews.

Rent

2F Suite - £33,500 per annum.
3F Suite - £41,500 per annum.

Repairs

Effective full repairing and insuring by way of service charge.

Service Charge

Current Year's Estimate:

2F Suite - £7,927
3F Suite - £10,885

NAV

Second Floor Suite

£24,400

Rates Payable 2015/16:

£13,991

Third Floor Suite

£31,400

Rates Payable 2015/16

£18,005

VAT

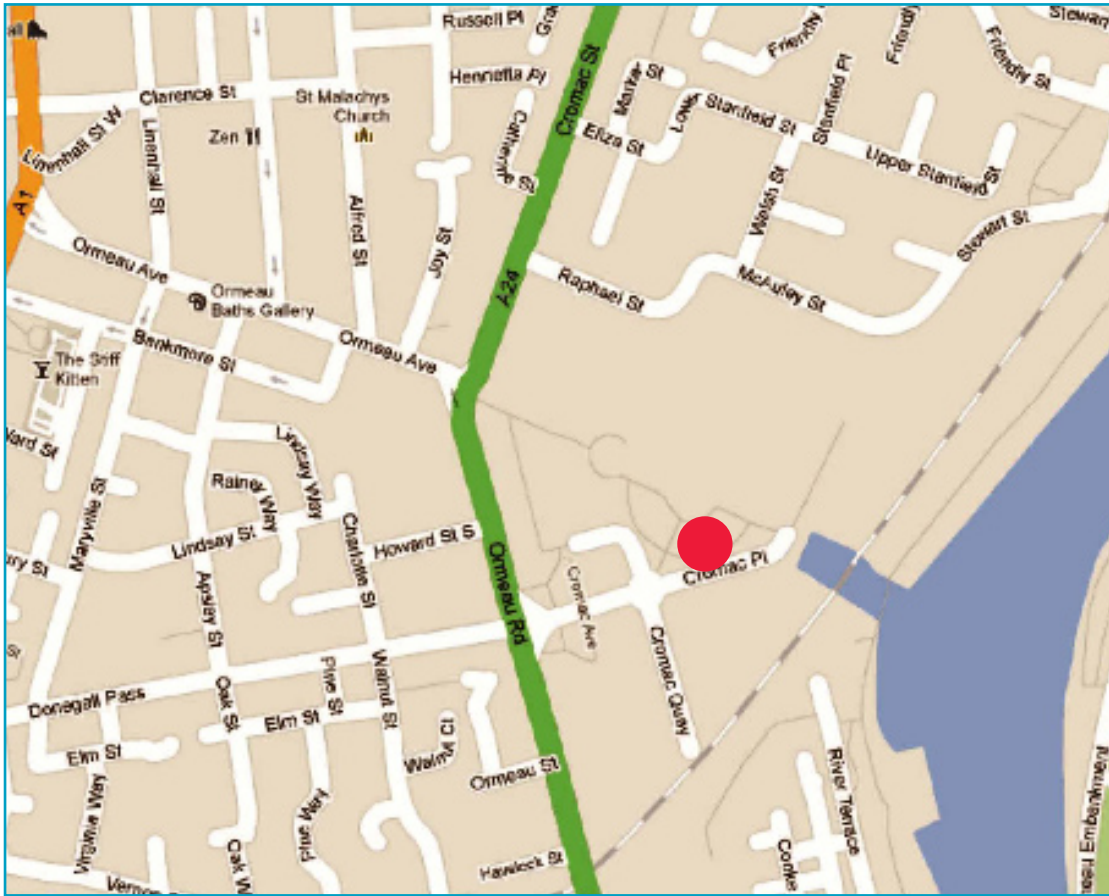
The premises are registered for Value Added Tax.

EPC

Energy Performance Certificate		Northern Ireland
Non-Domestic Building		
SECOND FLOOR OFFICES 10 Cromac Place BELFAST BT7 2JB	Certificate Reference Number: 9672-3087-0422-0601-5295	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.</p>		
Energy Performance Asset Rating		
More energy efficient		
<p>..... Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>		
Technical information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	37 If newly built
Total useful floor area (m ²):	201	37 If typical of the existing stock
Building complexity (NOS level):	3	
Building emission rate (kgCO ₂ /m ²):	28.83	

High Spec Office Accommodation

10 Cromac Place, Belfast



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VIEWING

Strictly by appointment with RHM Commercial or joint agents CBRE.

CONTACT

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RHM COMMERCIAL LLP

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