

TO LET

60,000 SQ FT OF GRADE A OFFICE SPACE
WITH SIGNIFICANT ON-SITE CAR PARKING

LIGHTHOUSE, 1 CROMAC PLACE, GASWORKS, BELFAST, CO. ANTRIM, BT7 2JB



PROPERTY

LOCATION

DESCRIPTION

GALLERY

LEASE DETAILS

CONTACT



Location

Belfast has a population of 339,500 with a regional population of 1million. The city is the 2nd fastest growing knowledge economy in the UK.

Lighthouse is located in the campus style Gasworks development in close proximity to the city centre and a few minutes walk from Belfast's CBD.

The Gasworks offers an excellent environment for staff with open green spaces and access to the Lagan Tow Path. Major occupiers in the park include Lloyds Banking Group, Fintru and Herbert Smith. The 120 room Radisson Blu Hotel immediately adjoins Lighthouse and there is an abundance of parking available.

Lighthouse is readily accessible, connections to the road network and key public transport hubs are easily reached:

- | | |
|---------------------------------------|-----------------|
| • Lanyon Place Station | 10 minutes walk |
| • Great Victoria Street Transport Hub | 15 minutes walk |
| • Belfast City Hall | 10 minutes walk |
| • George Best Belfast City Airport | 9 minutes drive |

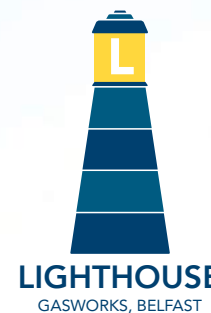
Description

Lighthouse provides a rare opportunity to acquire c. 60,000 square feet of Grade A office accommodation. Following refurbishment the specification will include:

- Flexible floor plates providing up to 9,875 sq ft
- Fully accessible raised access floor
- Suspended ceilings with incorporated LED lights
- Fan coil air conditioning capable of a base occupancy of 1 person: 8 sq m
- High quality double height reception area with manned concierge
- Dedicated male/female/disabled toilets on each floor
- 2x13 person high speed passenger lifts
- Bike storage and shower/changing facilities

Accommodation

Floor	Sq Ft	Sq M
Ground Floor	9,515	884
First Floor	9,875	917
Second Floor	9,875	917
Third Floor	9,875	917
Fourth Floor	9,875	917
Fifth Floor	9,870	911
Total	58,195	5,463





Video

To view a video of the property click on the play button or visit the following link:
https://youtu.be/i_59E6-u9JQ



Lease Details

Rent:	On application
Term:	By negotiation
Service Charge:	To be confirmed

Rates

c. £7.25 psf payable.

VAT

The subject property is registered for VAT, therefore VAT will be payable on Rent and Service Charge.

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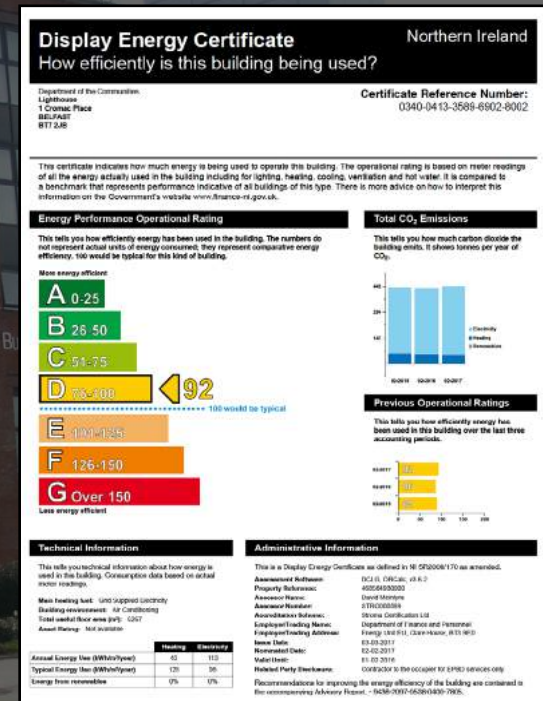
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**CURRENT EPC**

Will improve following refurbishment.

**MISREPRESENTATION ACT 1967**

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