

TO LET

CUSHMAN &
WAKEFIELD
IN PARTNERSHIP WITH MCCOMBE PIERCE

Lisney

7 CROMAC AVENUE, GASWORKS, BELFAST, BT7 2JA

BATIK

BUILDING





RIBA award-winning building

PROPERTY HIGHLIGHTS

- Extending to approximately 9,106 sq ft (846 sq m) over 3 floors.
- Occupying a highly prominent position within the Gasworks in close proximity to the City Centre.
- Fully fitted office to a high specification.
- Fantastic Technology Centre.
- On-site parking.

LOCATION

The Gasworks is a modern campus style business park located in close proximity to Belfast City Centre. Its location provides ease of access to the City's main arterial routes whilst the Belfast Transport Hub and Lanyon Place Rail Station are both within a 10 minute walk. The regions main airports, George Best Belfast City Airport (c. 3.5 miles) and Belfast International (c. 18 miles) are a short drive away.

The property occupies a highly prominent position within the Gasworks immediately adjacent to the main vehicular entrance. Occupiers in the scheme include Lloyds Banking Group, Allianz, Herbert Smith Freehills, FinTrU and Consarc Design Group whilst there is also a 120 bed Radisson Blu Hotel.





DESCRIPTION

The property comprises a striking RIBA award-winning three storey semi-detached office building constructed in c.2002 of concrete frame design finished externally to include painted render and timber panel walls at ground and first floor with metal cladding to the second floor and roof.

Internally the property provides modern regular shaped floor plates with access to the upper floors via two service cores, one of which benefits from a 13 person lift, whilst there are WCs at each level and shower facilities at ground floor.

The accommodation currently provides a mix of open plan and private offices, meeting rooms, break out areas and kitchen facilities.

Internal fit out includes:

- **Plastered & painted walls.**
- **Raised access floors with a range of finishes.**
- **Part exposed, suspended and vaulted ceilings.**
- **Range of LED and feature lighting throughout.**
- **Air conditioning and gas fired heating.**
- **Expansive glazing providing abundant natural light throughout.**



View on mobile

Flythrough video and images (taken prior to outgoing tenants occupation) kindly provided by McLaughlin & Harvey.



ACCOMMODATION

The premises provides the following approximate net internal area:

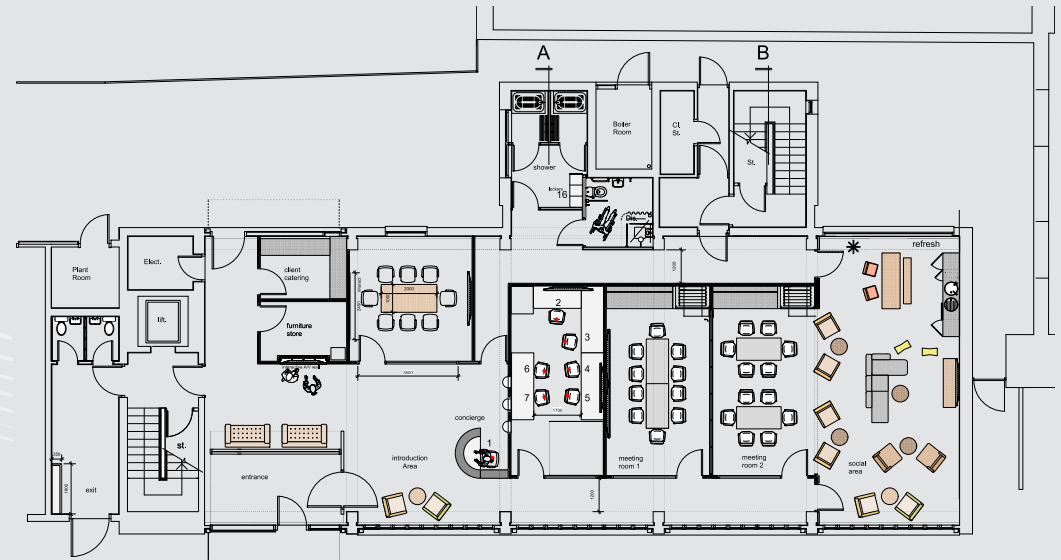
	Sq Ft	Sq M
Office Accommodation	9,106	846

LEASE DETAILS

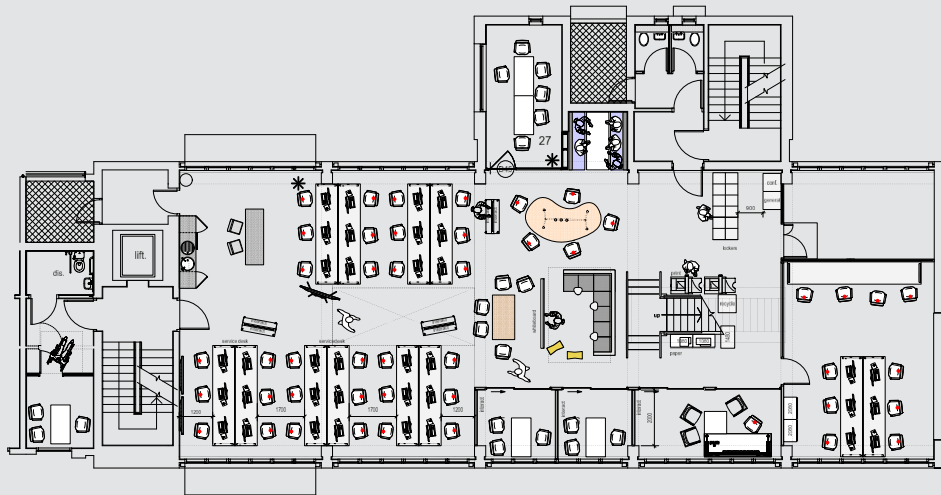
Term	By negotiation
Rent	On application
Repairs	Full repairing terms
Service Charge	Levied to cover management, maintenance and upkeep of the common parts of the estate.
Insurance	Tenant to reimburse the landlord in respect of the buildings insurance premium.



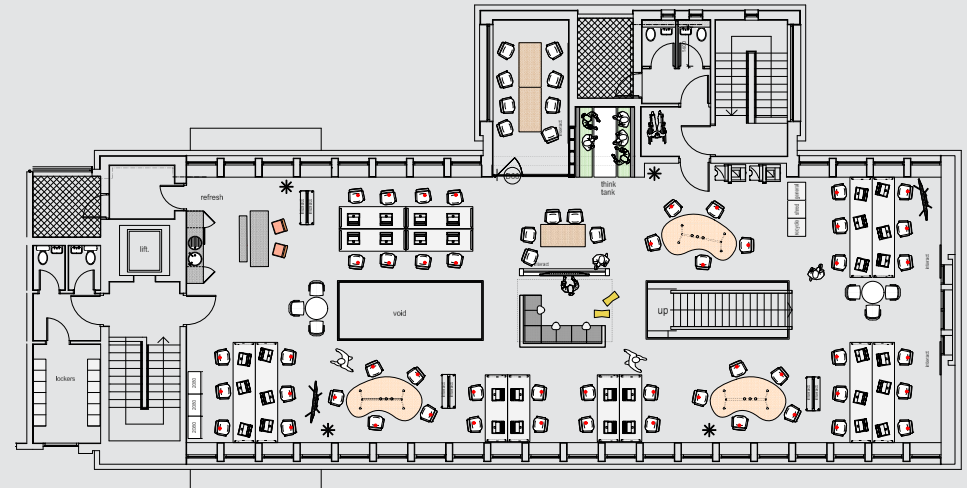
FLOOR PLANS



Ground Floor



First Floor



Second Floor



BATIK
BUILDING

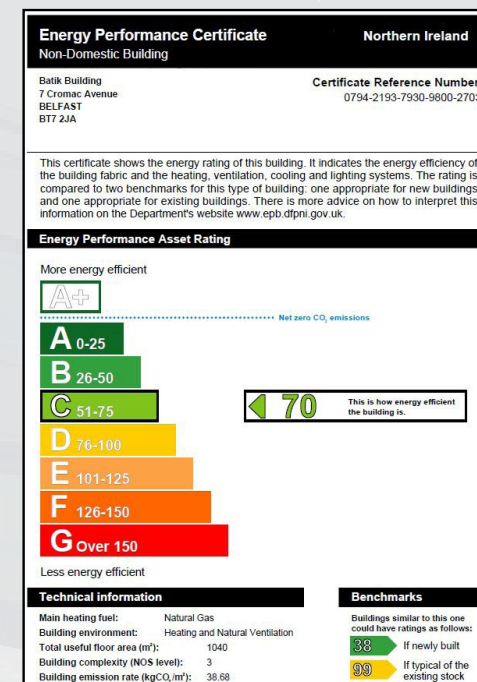
NAV

We have been advised by Land & Property Services that the Net Annual Value is £105,000 resulting in rates payable of approximately £56,507 for the year 2020/21 based on Rate in £ of 0.538166.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

EPC





CONTACT DETAILS



Robert Toland

079 8074 0270

028 9023 3455

robert.toland@cushwake-ni.com

Mark McCaul

079 6822 5213

028 9023 3455

mark.mccaul@cushwake-ni.com



Andrew Gawley

079 1700 7522

028 9050 1552

agawley@lisney.com

Disclaimer:

McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.