

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



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

TO LET



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Location

Belfast has a population of 339,500 with a regional population of 1 million. 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

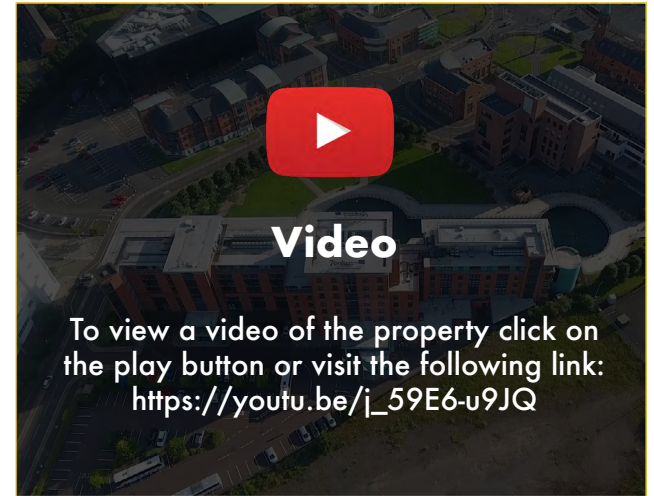
Floor	Sq Ft	Sq M
Ground Floor	9,318	866
First Floor	9,612	893
Second Floor	9,612	893
Third Floor	9,612	893
Fourth Floor	9,612	893
Fifth Floor	8,757	814
Total	56,523	5,252



Lighthouse Building 

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Note: CGIs show potential CAT B fit out options depending on tenant requirements.



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028 9027 0000

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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.

EPC

To be confirmed.

CONTACT

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