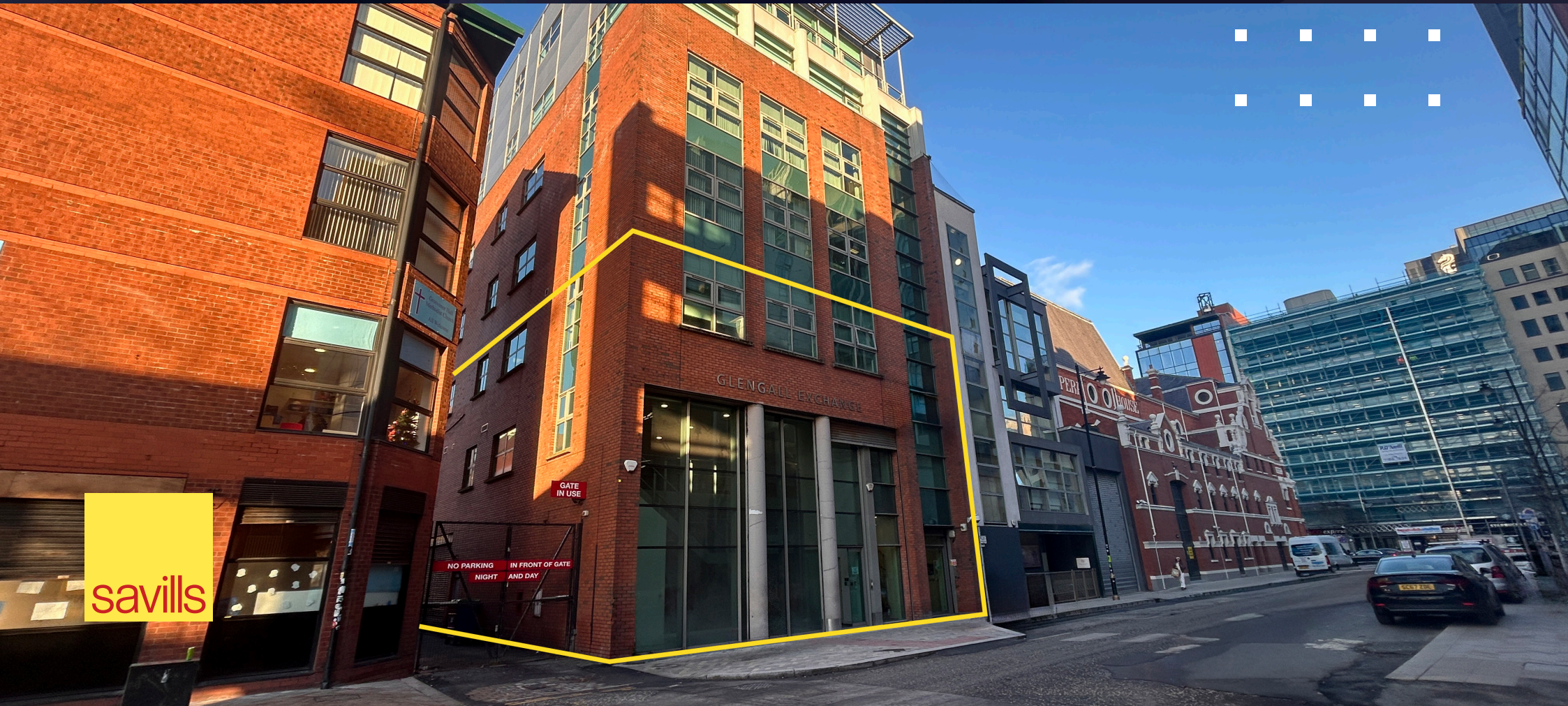


FOR SALE

Glengall Exchange

Glengall Street, Belfast, Co. Antrim, BT12 2AB

Superb office accommodation with car parking c. 5,541 sq ft



savills

Location

Belfast is the capital of Northern Ireland located 100 miles north of Dublin and 70 miles south east of Londonderry.

The city benefits from excellent transport links including two airports providing flights to the UK, Europe and North America.

The motorway network is immediately accessible via the Grosvenor Road and Westlink and the property is approximately 100m from Grand Central Station.



The property

Glengall Exchange comprises a modern 7 storey office building, with the available accommodation being accessed via an attractive double height entrance lobby, with glazed frontage and marble floor.

The office accommodation can either be occupied as a whole or on a floor by floor basis.

The specification of the office accommodation is as follows:

- Carpeted raised access floors
- Modern suspended ceiling
- Air conditioned in part
- Cat 5 network cabling
- Gas fired central heating system

The upper floors are DDA compliant and can be accessed via an 8 person passenger lift.

Onsite parking is available for 12 cars.



Accommodation

Description	Sq Ft	Sq M
Ground Floor Entrance Lobby	-	-
First Floor	1,647	153.00
Mezzanine Office	541	50.26
Kitchen	243	22.56
Second Floor Office	2,738	254.36
Outside Store	372	34.56
Total	5,541	515.04

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further information

GUIDE PRICE

Guide price £750,000 exc.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

D87. Full EPC certificate available on request.

RATES

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £78,600

Estimated Rates Payable 2025/26: £49,250

CONTACT



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