

Office Building To Let

Quay Gate House
15 Scrabo Street
Belfast

- One of Belfast's most striking and high-profile office buildings.
- Range of different suite / floor sizes available.
- Ground and 4th floor suites fully refurbished.
- Excellent road networks.



2 miles from
George Best City
Airport



Panoramic
Views over
Iconic Belfast
Skyline

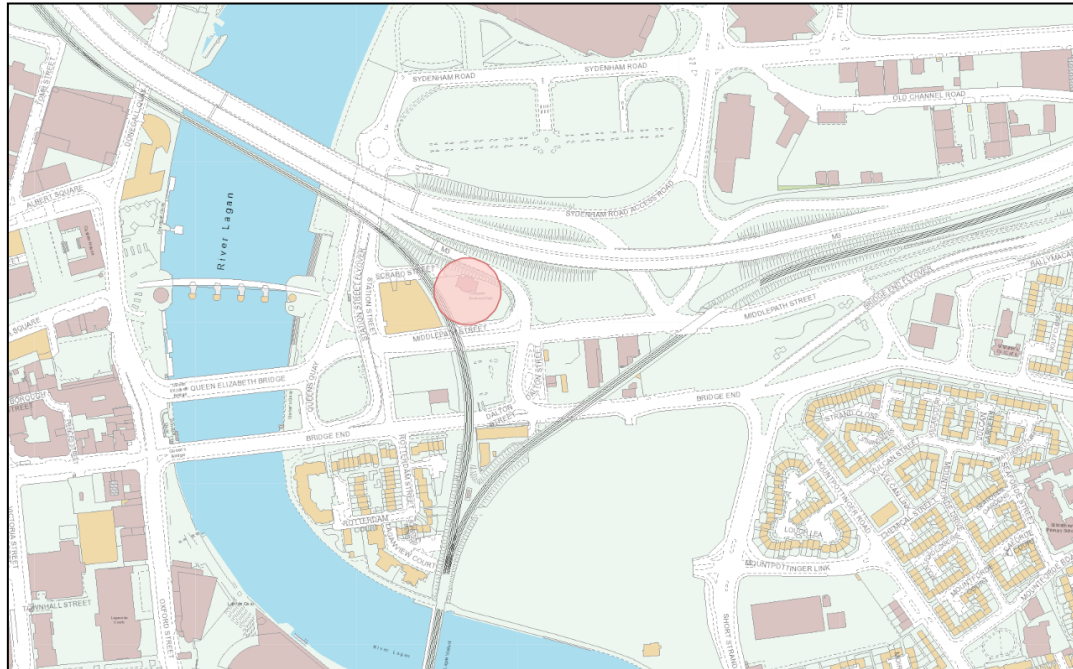
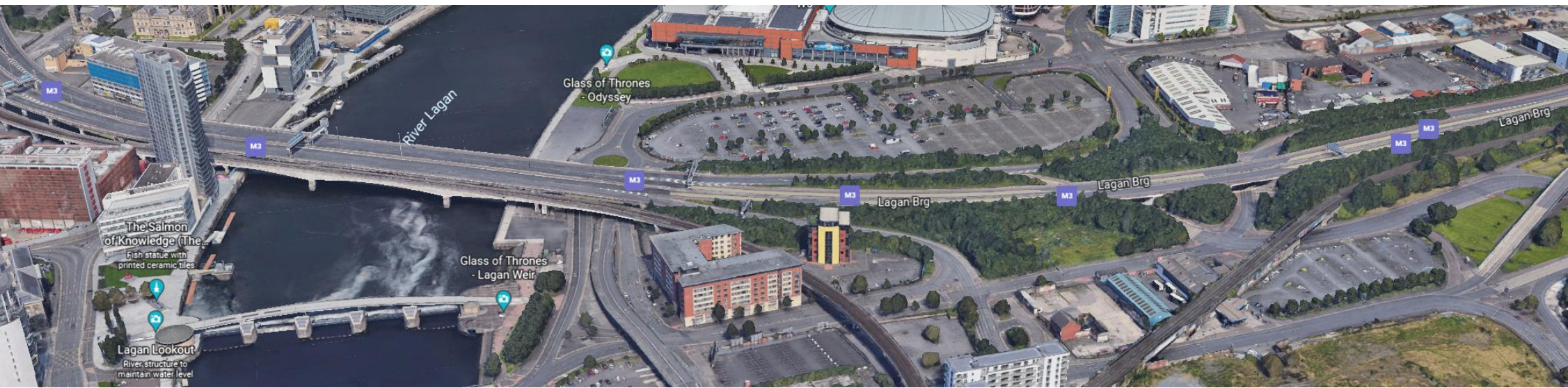


Immediate
Access to
M1/M2/M3
Motorway



Car Parking
Spaces included
with additional
available and 5 No.
Ev charging points





Location

Ideally located between Belfast City Centre and the Titanic Quarter, Quay Gate House provides immediate access to the M1/M2/M3 Motorway Network making Quay Gate House highly accessible from all parts of NI. The property is also in close proximity to the George Best Belfast City Airport.

In the surrounding area other occupiers include the SSE Arena, Citi Group, Premier Inn, Belfast Met & Station Street Car Park.

There are a number of public car parks adjacent to the Quay Gate House.

Office Building To Let

Quay Gate House

Specification

The property is finished to include the following specifications:

- Otis 13 person passenger lift serving all upper floors
- Video monitoring door entry system
- Phoenix gas central heating
- Newly installed four-pipe fan coil air-conditioning system with UV lamp technology to mitigate against COVID-19 transmission
- Suspended ceilings with inset fluorescent lighting
- Perimeter 3-compartment trunking
- Carpeted floor covering
- Tea point per suite
- Powder coated aluminium frame double glazed windows
- On-site car parking included
- Additional car parking spaces available by separate negotiation
- 5 no. EV Charging Spaces on-site

NAV

Part Ground RHS =	£8,050
Part Ground LHS =	£12,000
1 st - 4 th Floor =	£22,900
Rate 25/26 £ =	£0.626592

Accommodation

Office	Net Internal Area	Car Parking
Part Ground Floor RHS	775 sq ft (72 sq M)	1 Space
Part Ground Floor LHS	1,207 sq ft (112 sq M)	2 Spaces
First Floor	2,200 sq ft (204 sq M)	4 Spaces
Second Floor	LET	LET
Third Floor RHS	1,100 sq ft (102 sq M)	2 Spaces
Third Floor LHS	1,100 sq ft (102 sq M)	2 Spaces
Fourth Floor	2,200 sq ft (204 sq M)	4 Spaces
Fifth Floor	LET	LET
Sixth Floor (Penthouse)	LET	LET

Lease Terms

Term: Negotiable.

Rent: £14 psf including car parking.

Repairs Tenant responsible for internal repairs.

Service Charge & Insurance: A service charge will be levied to cover the cost of exterior repairs, provision of services, maintenance of common areas, managing agent's fee' and building's insurance.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Office Building To Let

Quay Gate House



4th Floor



4th Floor



Ground Floor



Ground Floor

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office Building To Let

Quay Gate House

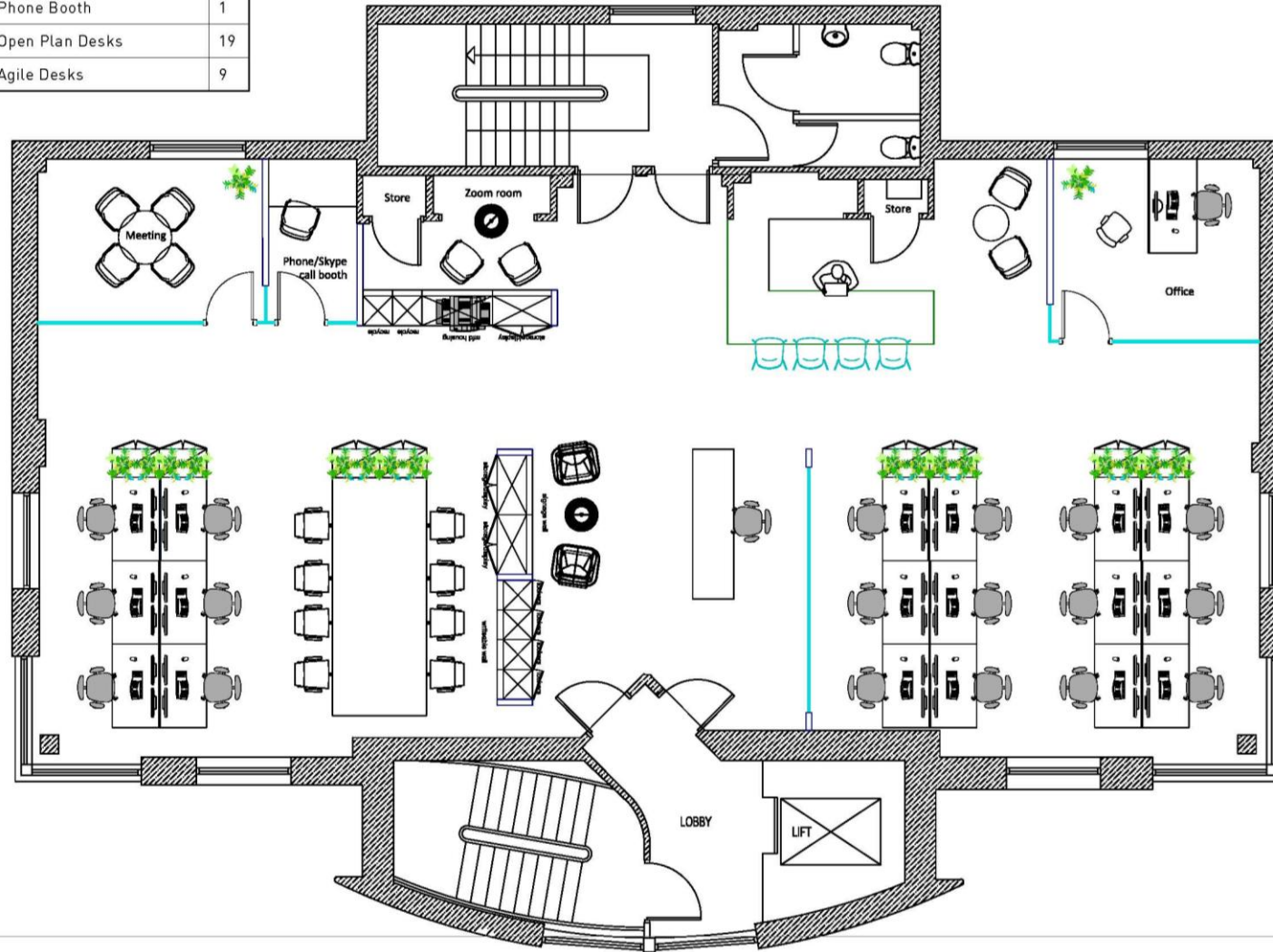
HYBRID LAYOUT

Total Area Sqft

2200 sqft

Schedule Of Accomodation

Space/Room Type	No
Teapoint	1
Meeting Rooms	1
Offices	1
Phone Booth	1
Open Plan Desks	19
Agile Desks	9



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Office Building To Let

Quay Gate House

OFFICE A _HYBRID LAYOUT

Schedule Of Accomodation

Space/Room Type	No
Teapoint	1
Offices	1
Phone Booth	1
Open Plan Desks	11
Agile Desks	7

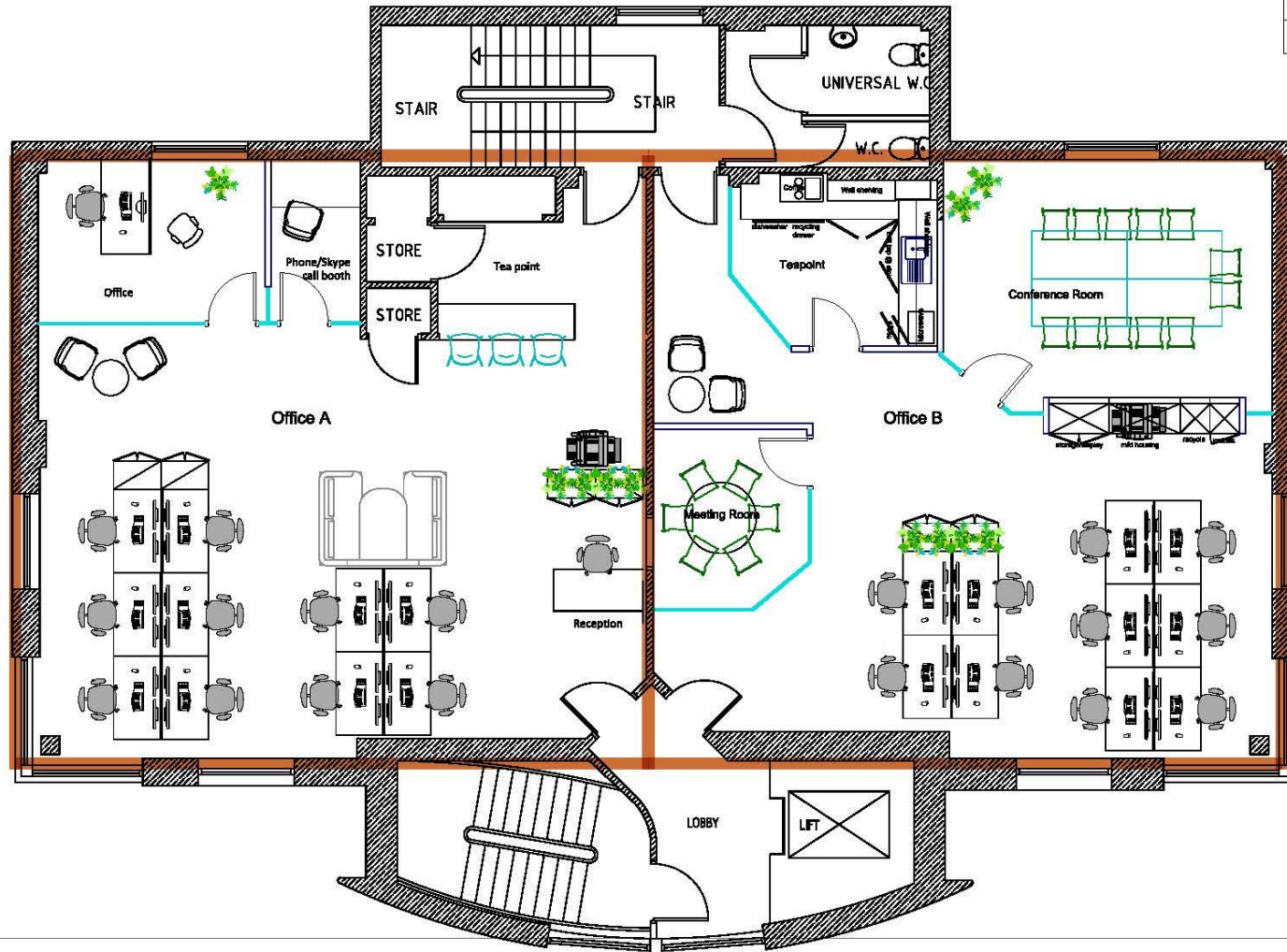
Total Area Sqft
1100 sqft

OFFICE B _TRADITIONAL LAYOUT

Schedule Of Accomodation

Space/Room Type	No
Teapoint	1
Meeting Rooms	2
Open Plan Desks	10

Total Area Sqft
1100 sqft



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

For further information please contact:

Jago Bret

+44 (0)28 9031 6123

+44 (0)7903 806967

Jago.bret@avisonyoung.com

James Nelson

+44 (0)28 9013 0738

+44 (0)7403 821012

James.t.nelson@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.co.uk/ni