



**AVISON  
YOUNG**

## Office Building To Let

Quay Gate House,  
15 Scrabo Street,  
Belfast

- One of Belfast's most striking and high profile office building
- Range of different suite / floor sizes available
- Excellent road networks



2 miles from  
George Best City  
Airport



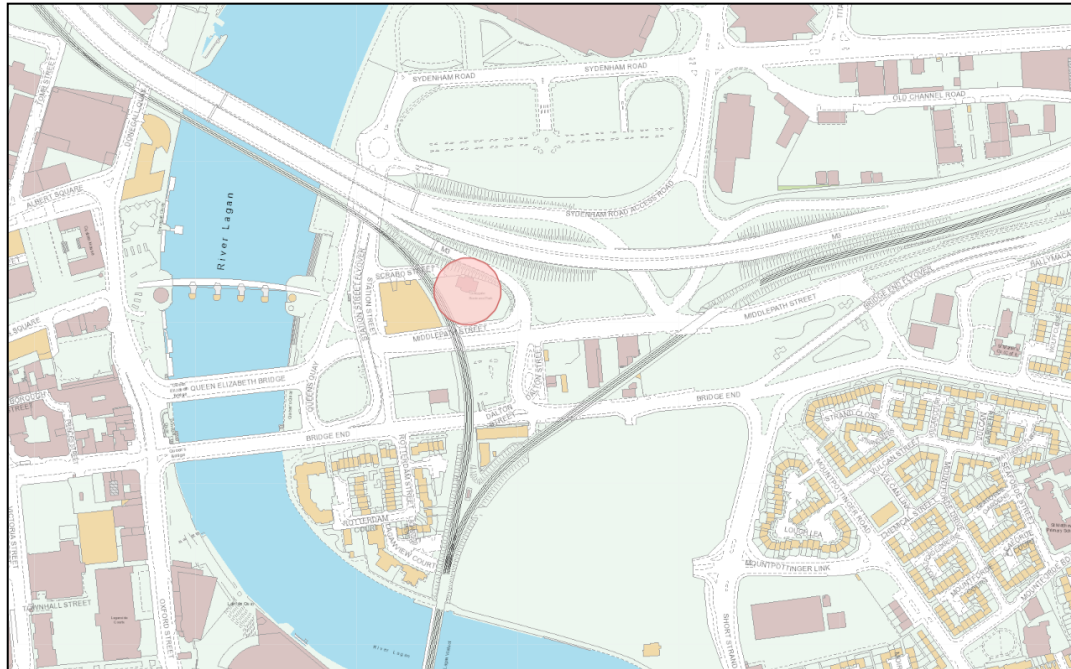
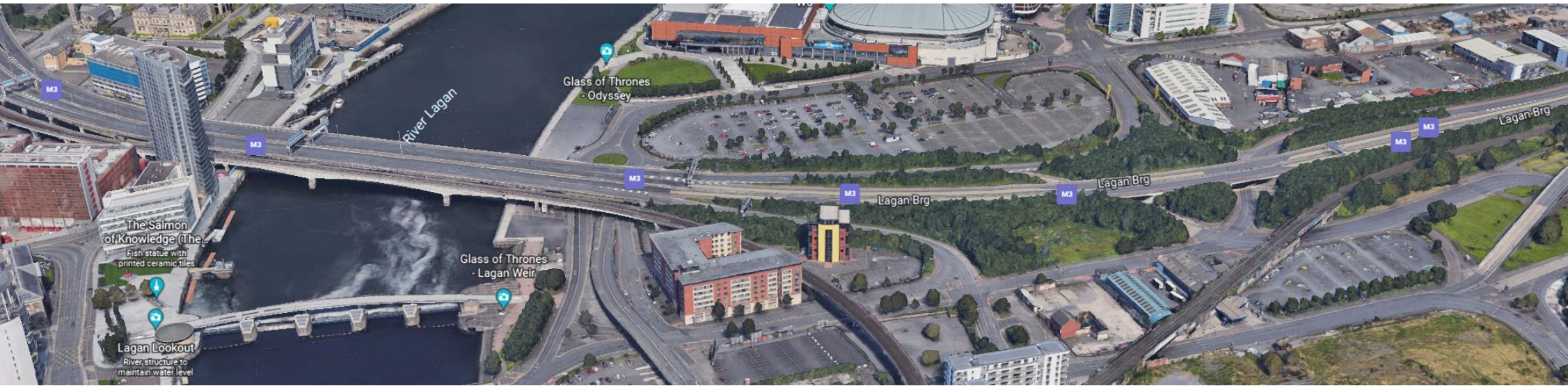
Panoramic  
Views over  
Iconic Belfast  
Skyline



Immediate  
Access to  
M1/M2/M3  
Motorway



Car Parking  
Spaces included,  
with additional  
available



## 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

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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

## Penthouse

The penthouse floor benefits from a large 550 sq ft terrace with spectacular panoramic views across the Belfast skyline. The terrace has an artificial glass floor and a feature glass balcony.

## 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
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
Sixth Floor (Penthouse)	1,432 sq ft (133 sq M)	3 Spaces

\*Multiple floors capable of division into 1,100 sq ft suites.

## Lease Terms

**Term:**

Negotiable.

**Rent:**

£14 psf including car parking. Penthouse £16 psf.

**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 agents fees and building's insurance.

## NAV

Part Ground RHS =	£8,050
Part Ground LHS =	£12,000
1 <sup>st</sup> - 4 <sup>th</sup> Floor =	£22,900
Penthouse =	£15,100
Rate £ =	£0.572221

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## Quay Gate House



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Office Building To Let



Penthouse Quay Gate House



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Quay Gate House

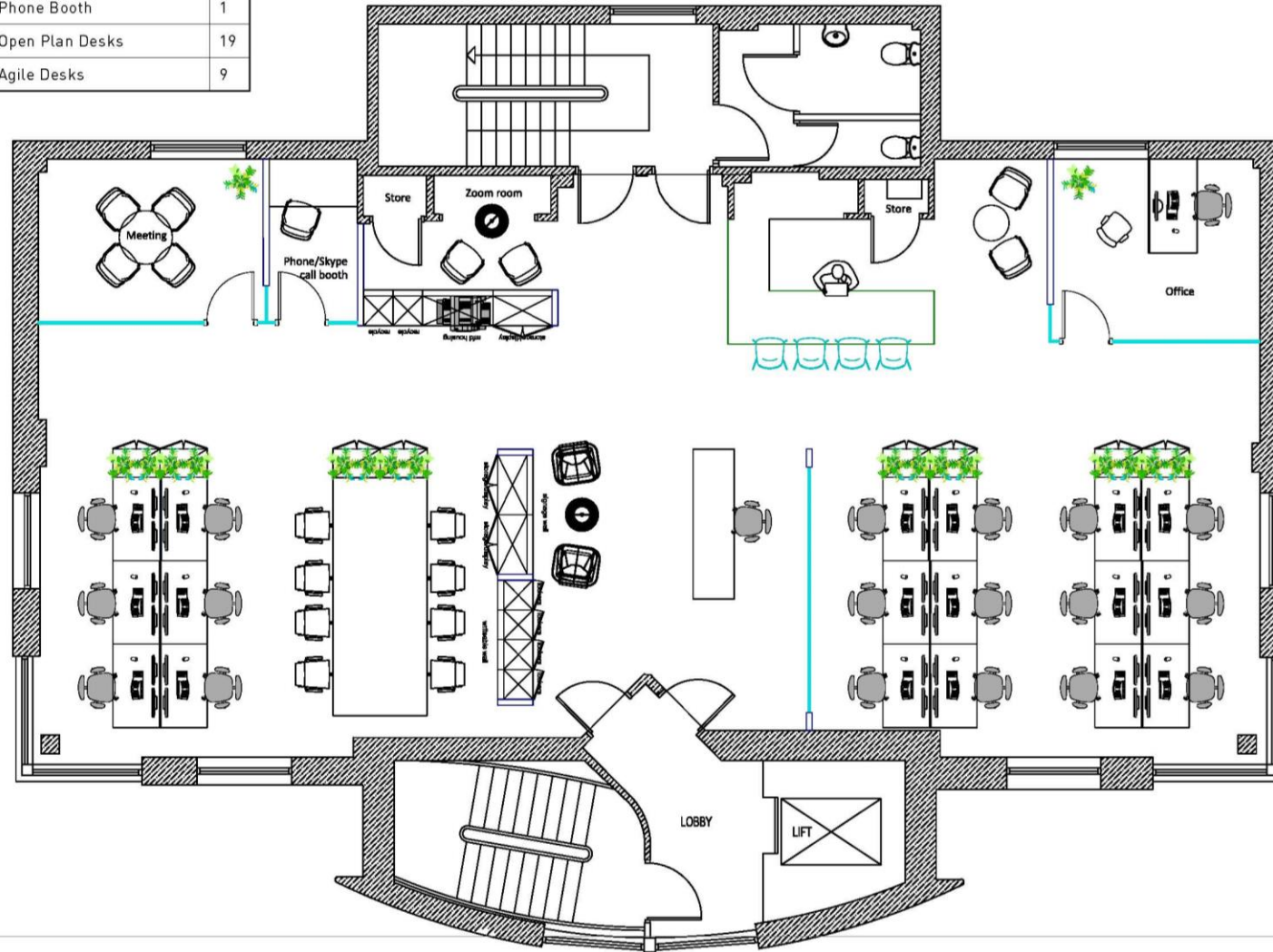
## HYBRID LAYOUT

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



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## 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

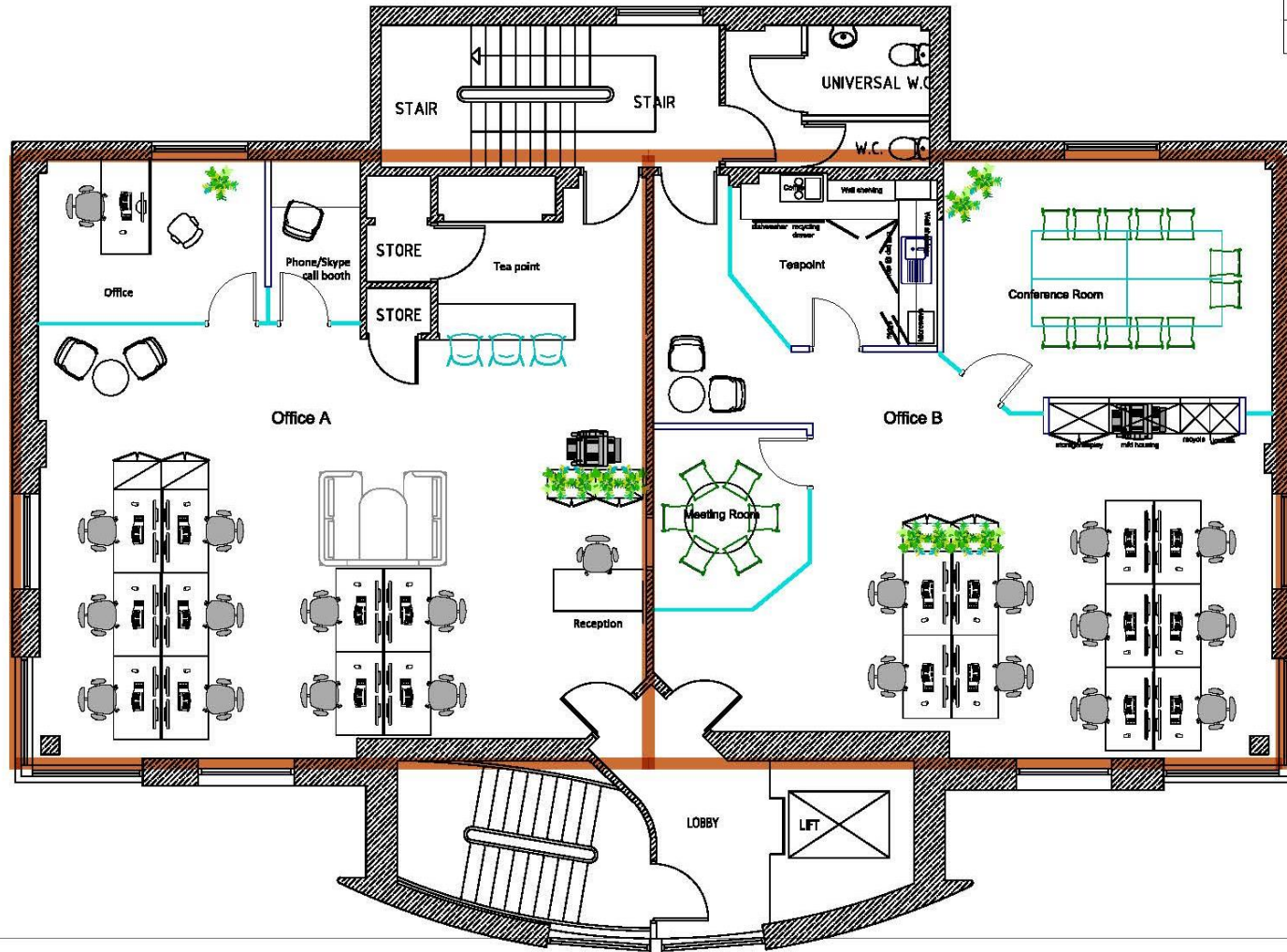
Total Area Sqft  
**1100** sqft

## 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



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

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