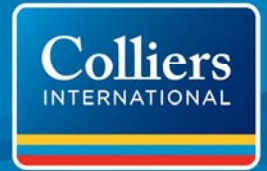


Business Space

To Let



High Specification Grade A City Centre Offices



Victoria House, 15–27 Gloucester Street, Belfast

From c. 1,950 sq ft (181 sq m) up to
24,800 sq ft (2,303 sq m)

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Ian Duddy / Stephen McGeown
028 9024 1500
ian.duddy@colliers.com
stephen.mcgeown@colliers.com

Robert Toland
DTZ McCombe Pierce
028 9023 3455

Property Ref: [OFF219](#)

Colliers International
13 Waring Street
Belfast
BT1 2DX

www.colliers.com/belfast

Victoria House, Gloucester Street, Belfast



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Belfast Limited. Company Registered in Northern Ireland No. NI 27116. Registered office: Norwich Union House, 7 Fountain Street, Belfast BT1 5EA.



Victoria House, Gloucester Street, Belfast

LOCATION

Victoria House is located within the heart of Belfast City Centre, a short distance from the City Centre retail core, the Laganside Law Courts/Bar Library and 150 metres from Victoria Square Shopping Centre.

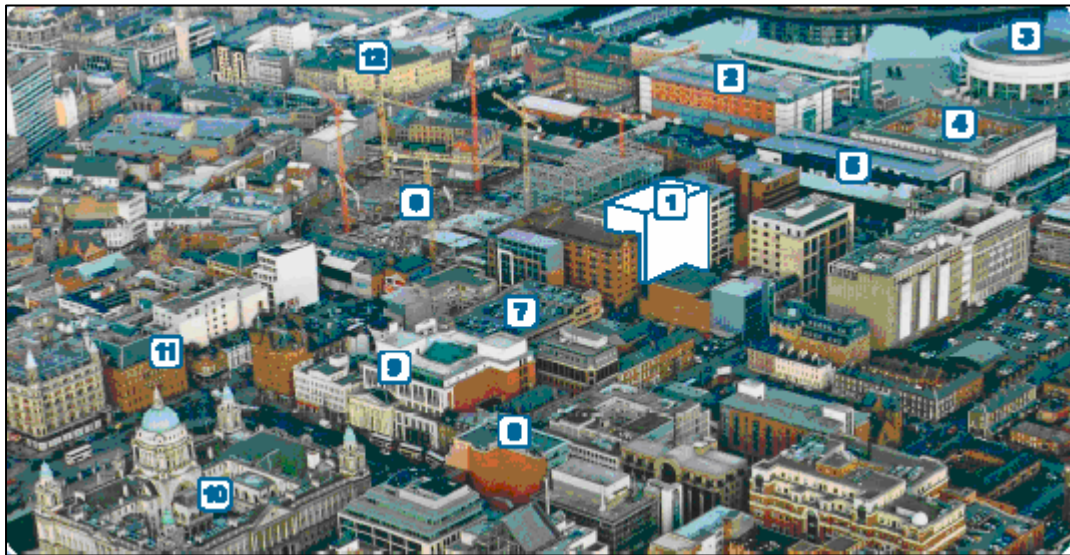
Prominently located on Gloucester Street the subject is a short distance from both the main city centre bus terminus at Belfast City Hall and almost equidistant between the Europa Bus and Rail Station and Belfast's Central Rail Station.

An abundance of both public and private surface and car multi-storey parks are conveniently located within a few minutes walk of Victoria House.

DESCRIPTION

Victoria House is a striking office development benefiting from a stunning fully glazed frontage and comprising ground and ten upper floors of Grade A office accommodation.

The property is unique from a Belfast perspective as there are no internal structural columns interrupting the open plan floor plates therefore maximising the efficiency of floor space use.



- | | |
|--------------------------------|------------------------------|
| 1. Victoria House | 7. NCP Multi-Storey Car Park |
| 2. Law Courts | 8. Bank of Ireland HQ |
| 3. Waterfront Hall | 9. Ulster Bank HQ |
| 4. High Court | 10. Belfast City Hall |
| 5. Law Society / Bar Library | 11. Marks & Spencer |
| 6. Victoria Square Development | 12. First Trust Bank |

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Victoria House, Gloucester Street, Belfast

SPECIFICATION

- Feature entrance foyer
- 2 high speed passenger lifts to all floors
- Full height illuminated lift tower
- Full air conditioning (heating and cooling)
- Raised access flooring
- Floor to ceiling glazing to front elevation
- Fully fitted Ladies, Gents and Disabled Toilets on each floor
- Suspended ceilings with integrated recessed fluorescent strip lighting
- Painted walls
- Floor coverings
- CCTV and intercom provision to all floors
- Secure car parking at ground floor level available by way of separate licence agreements

ACCOMMODATION

Ground Floor	181 sq m	1,950 sq ft
First Floor	525 sq m	5,650 sq ft
Second Floor	525 sq m	5,650 sq ft
Third Floor	536 sq m	5,775 sq ft
Fourth Floor	536 sq m	5,775 sq ft
Fifth Floor	VISA	
Sixth Floor	ORACLE	
Seventh Floor	ORACLE	
Eighth Floor	AON McMILLAN	
Ninth Floor	VISA	
Tenth Floor A	ZURICH	
Tenth Floor B	IBM	
Total Accommodation	2,303 sq m	24,800 sq ft

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Victoria House, Gloucester Street, Belfast

LEASE DETAILS

Term: A new 10 year lease

Rent: £15.00 per sq ft ground floor
£12.00 per sq ft upper floor offices

Rent Review: 5 yearly upward only

SERVICE CHARGE

Estimated to be £2.43 per sq ft

RATEABLE VALUE

Estimated Rates Payable £4.50 per sq ft

VAT

Prices outgoing and rentals are exclusive of but may be liable to Value Added Tax.

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Energy Performance Certificate

Northern Ireland

Non-Domestic Building

1ST FLOOR
Victoria House
15-27 Gloucester Street
BELFAST
BT1 4LS

Certificate Reference Number:
0390-9197-9830-9000-6773

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **97**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	560
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	55.52

Benchmarks

Buildings similar to this one could have rating as follows:

75

If newly built

208

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software:	DesignBulder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	609031870007
Assessor Name:	David McLaughlin
Assessor Number:	QUID300085
Accreditation Scheme:	Quidos Ltd
Employer/Trading Name:	COMPLIANCE365
Employer/Trading Address:	
Issue Date:	19 Jan 2013
Valid Until:	18 Jan 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0990-6903-0497-7987-1004

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005.

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

2ND FLOOR
Victoria House
15-27 Gloucester Street
BELFAST
BT1 4LS

Certificate Reference Number:
0966-0137-7099-0899-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **97**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	560
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	55.59

Benchmarks

Buildings similar to this one could have rating as follows:

75

If newly built

208

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software:	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	609031870006
Assessor Name:	David McLaughlin
Assessor Number:	QUID300085
Accreditation Scheme:	Quidos Ltd
Employer/Trading Name:	COMPLIANCE365
Employer/Trading Address:	
Issue Date:	19 Jan 2013
Valid Until:	18 Jan 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for Improving the property are contained in Report Reference Number: 0390-9197-9840-9000-6763

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Northern Ireland

Non-Domestic Building

3RD FLOOR
Victoria House
15-27 Gloucester Street
BELFAST
BT1 4LS

Certificate Reference Number:
9670-3089-0079-0105-9391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **99**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	582
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	55.06

Benchmarks

Buildings similar to this one could have rating as follows:

75

If newly built

207

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software: DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference: 609031870005
Assessor Name: David McLaughlin
Assessor Number: QUID300085
Accreditation Scheme: Quidos Ltd
Employer/Trading Name: COMPLIANCE365
Employer/Trading Address:
Issue Date: 19 Jan 2013
Valid Until: 18 Jan 2023 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0965-0147-7099-0899-3002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Northern Ireland

Non-Domestic Building

4TH FLOOR
Victoria House
15-27 Gloucester Street
BELFAST
BT1 4LS

Certificate Reference Number:
0990-6903-0397-7984-1000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

99

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	582
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	55.14

Benchmarks

Buildings similar to this one could have rating as follows:

75

If newly built

207

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software: DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference: 609031870004
Assessor Name: David McLaughlin
Assessor Number: QUID300085
Accreditation Scheme: Quidos Ltd
Employer/Trading Name: COMPLIANCE365
Employer/Trading Address:
Issue Date: 19 Jan 2013
Valid Until: 18 Jan 2023 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9670-4089-0079-0104-9391

If you have a complaint or wish to confirm that the certificate is genuine

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