

Millennium House, Belfast

PRIME GRADE A OFFICE ACCOMMODATION

16-22 Great Victoria Street, Belfast BT2 7BN

MH



Who We Are

Cookstown based MRP, is the development arm of the construction business, McAleer & Rushe, which has operated in the UK & Ireland for over 50 years.

We specialise in the creation and management of high quality developments throughout the UK & Ireland, focusing on the following four key sectors:

- Hotel
- Commercial Office
- Student Accommodation
- Residential



Accommodation

Prime Grade A office accommodation ranging from 4,000 sq ft to 51,130 sq ft. Typical floor plates range are 13,130 sq ft and 17,000 sq ft and are capable of subdivision. Fully fitted options are available. ***Flexible lease terms available.***

Floor	Size (sq ft)	Size (m)	NAV	Rates Payable
Ground	4,000	372	£69,000	£42,088
Second	17,000	1,579	£255,500	£155,847
Fourth	17,000	1,579	£250,500	£152,797
Seventh	13,130	1,220	£197,500	£120,469
Total	51,130	4,750	£772,500	£471,201

Floors benefit from the ability to be split. Indicative floor plans and drawings can be provided subject to tenant requirement and upon request to the agent. The Landlord has also recently completed refurbishment works on the ground floor providing tenant amenities to include, shower and changing facilities. Millennium House also benefits from the provision of on site car parking and bike storage.

Scan the QR code to watch the building video:



Location

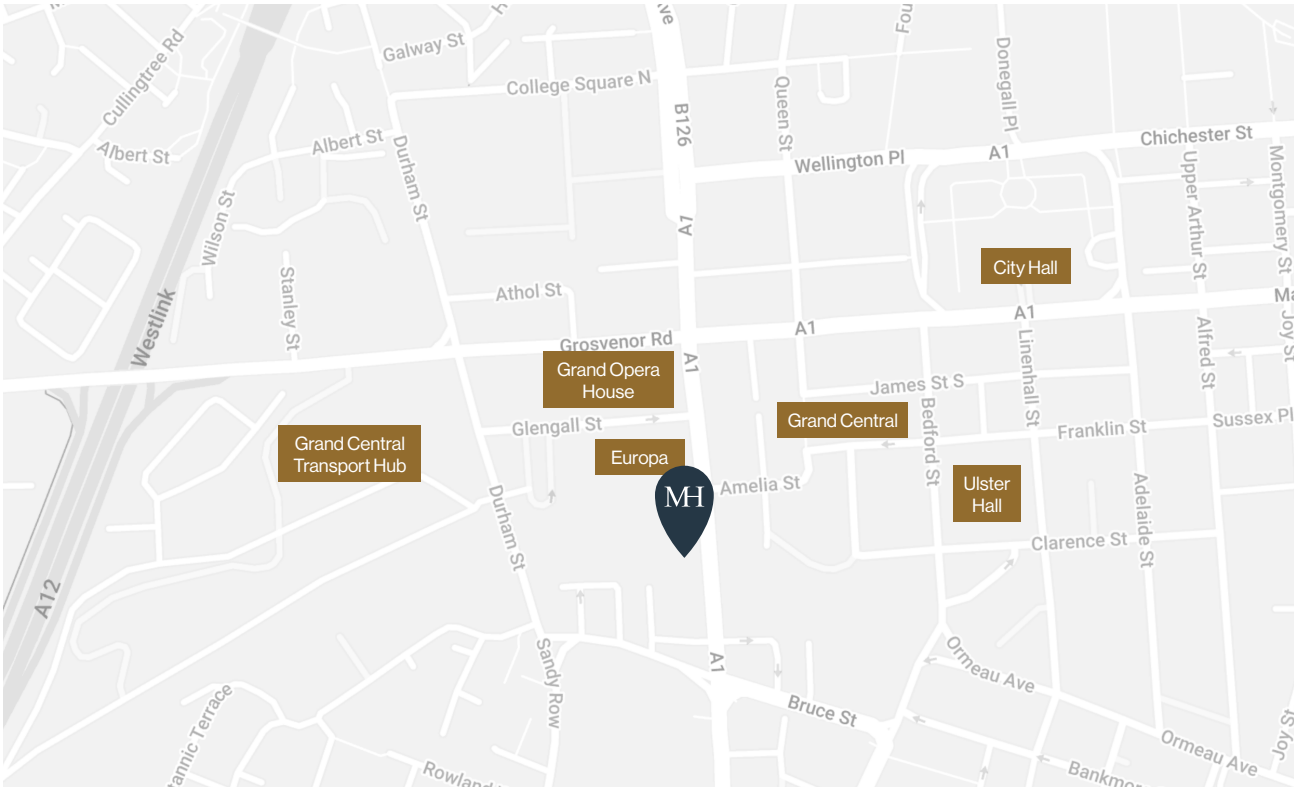
Occupiers in the immediate surrounding area who share the many benefits of this location include Europa Hotel, Hampton by Hilton, The Fitzwilliam Hotel, Grand Opera House, Anytime Fitness, Deloitte, Axiom Law and various Government Departments.

Tenants within the building include, The Utility Regulators, SSE, CME Technologies and HCL Technologies. The building is located a 5 minute walk from Belfast's popular University Area.

Millennium House is an iconic office building situated within a prime location on Great Victoria Street at the heart of Belfast's Central Business District.

This location is just a short distance from Belfast City Hall and offers unrivalled transport accessibility, being adjacent to the Great Victoria Street Rail and Bus Terminus and highly convenient for the Westlink/ Motorway road network.

Millennium House will also occupy a uniquely strategic location in close proximity to the newly developed Grand Central Transport Hub which is due to complete construction in 2025.



Grand Central Transport Hub

The new Grand Central Transport Hub is located directly adjacent to Millennium House and comprises a transport led regeneration project which will link a new high capacity transport hub with mixed use development opportunities to the City Centre.

The development includes 26no. bus stands and 8no. railway lines as well as bike and taxi provisions and is expected to be completed in 2025, creating a new gateway to Belfast providing approximately 125,000 sq m of mixed use development.





Ground Floor

Fully Fitted Space
4,000 square feet

The ground floor provides a fully fitted modern Grade A office finished to include:

- Fully fitted solution
- Finished to a very high standard throughout
- Suspended Ceilings
- Recessed strip lighting
- Raised access flooring
- Desks, chairs and office furniture
- Mixture of open plan and meeting rooms
- Kitchen facilities
- 24 hour access
- Bike racks and on site car parking available

Floor plan can be sent upon request.



Second Floor

Fully Fitted Space
17,000 square feet

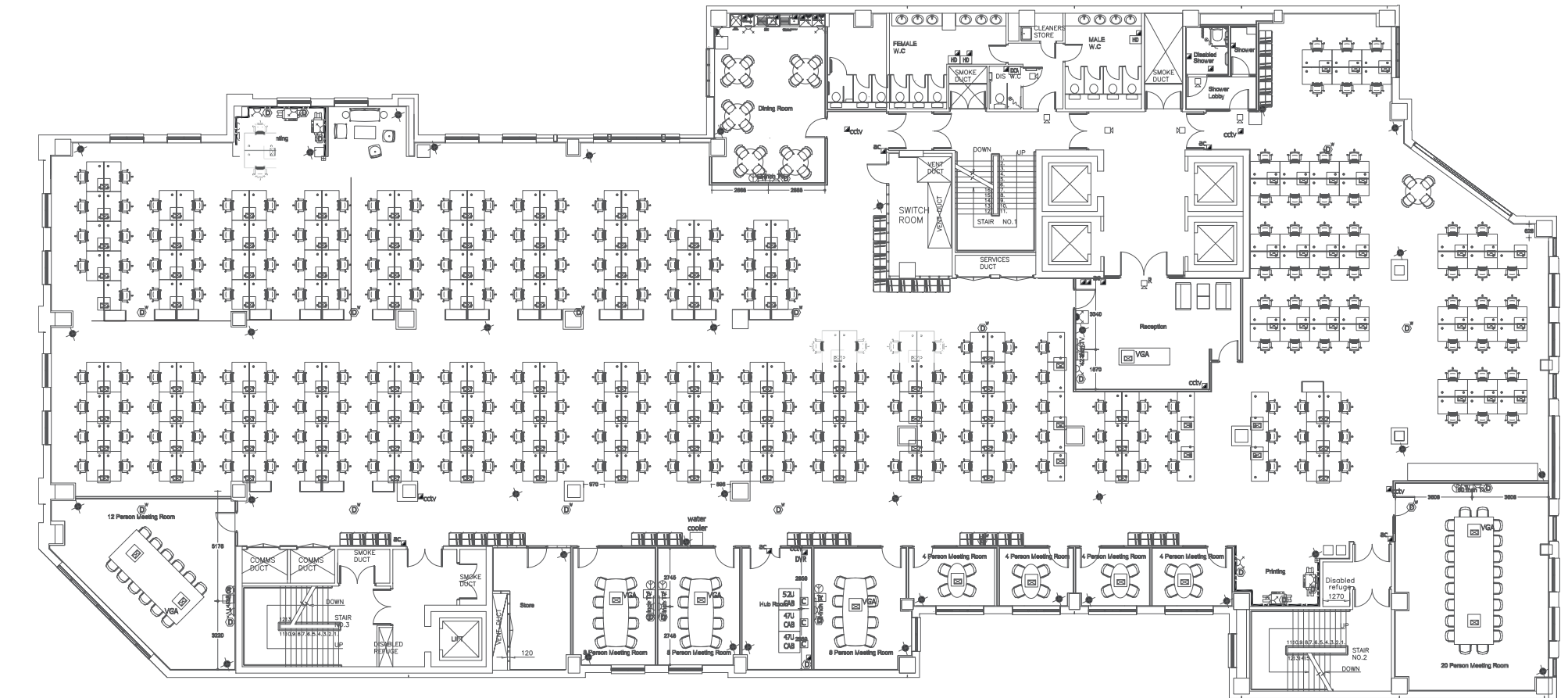
The second floor provides a fully fitted modern Grade A office finished to include:

- Fully fitted solution
- Finished to a very high standard throughout
- Suspended ceilings
- Recessed strip lighting
- Raised access flooring
- Desks, chairs and office furniture
- Mixture of open plan, meeting and conference rooms
- Internal break out space
- Benefits from an abundance of natural light
- 24 hour access
- Bike racks and on site car parking available

A full inventory of fixtures and fittings can be provided upon request from the agent.



Second Floor Plan



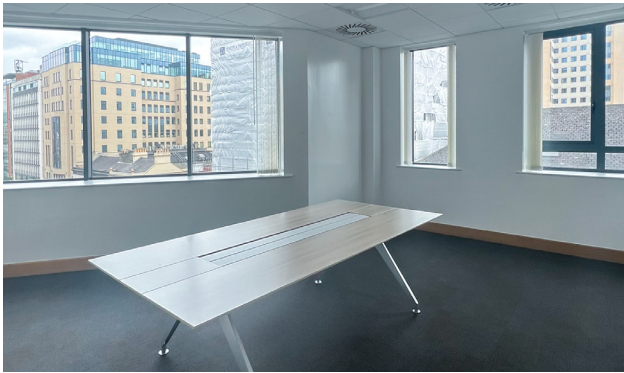
Fourth Floor

Fully Fitted Space
17,000 square feet

The fourth floor provides a fully fitted modern Grade A office finished to include:

- Fully fitted solution
- Finished to a very high standard throughout
- Suspended ceilings
- Recessed strip lighting
- Raised access flooring
- Desks, chairs and office furniture
- Mixture of open plan, meeting and conference rooms
- Benefits from an abundance of natural light
- 24 hour access
- Bike racks and on site car parking available

A full inventory of fixtures and fittings can be provided upon request from the agent.



Fourth Floor Plan



Seventh Floor

13,130 square feet

The seventh floor is currently fitted to CAT A finish. The landlord is open to negotiations regarding fitout works. The space is currently finished to include:

- Raised access flooring
- Suspended ceilings
- Plastered and painted walls
- Recessed strip lighting
- Benefits from an abundance of natural light
- 24 Hour Access

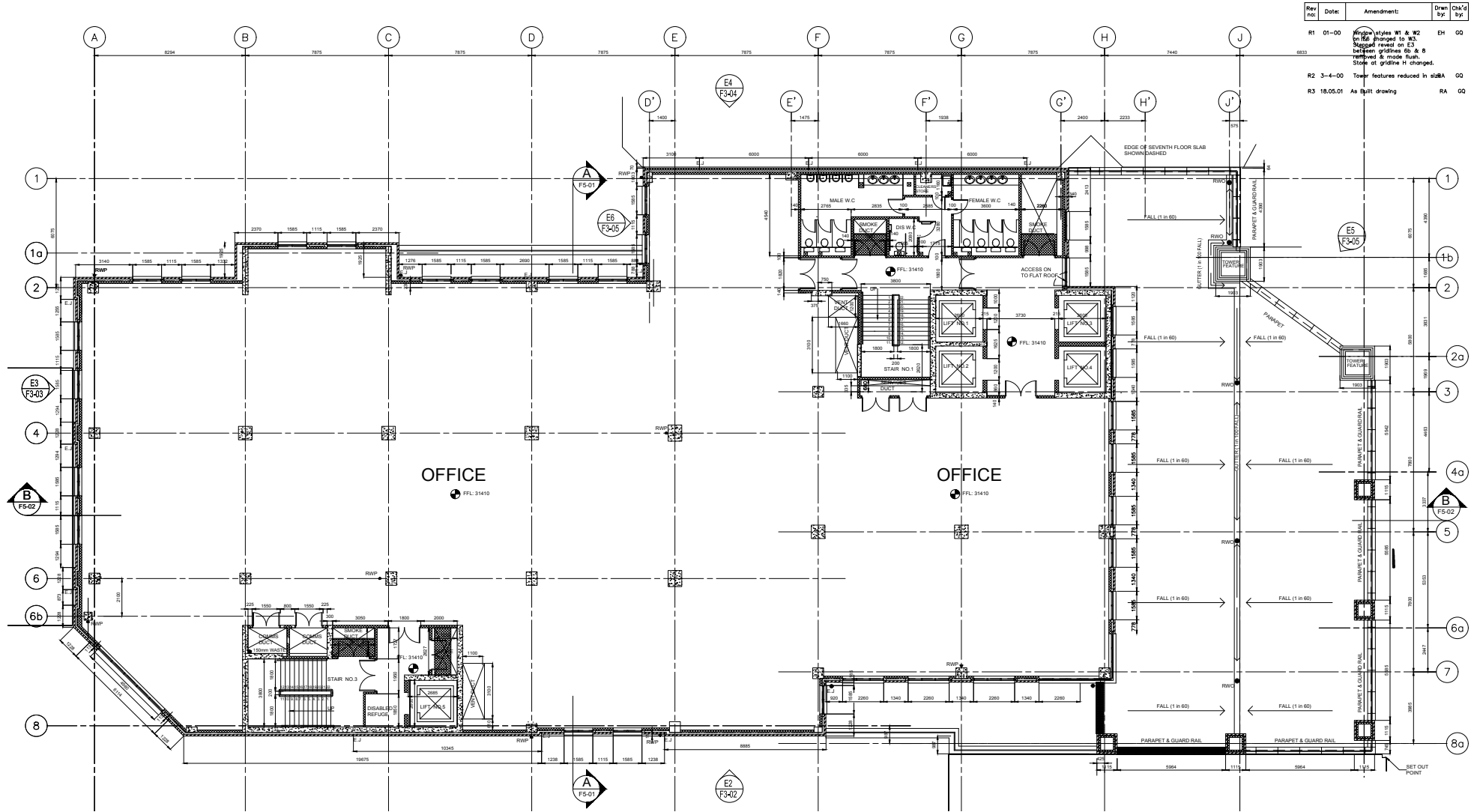
The reception and common areas have recently been extensively refurbished throughout. The building benefits from air conditioning in addition to gas fired central heating.



Each floor is accessible via 4no. passenger lifts. The property further benefits from a manned reception, on site car parking, bike storage facilities and out of hour access if required and is available for immediate occupation.



Seventh Floor Plan

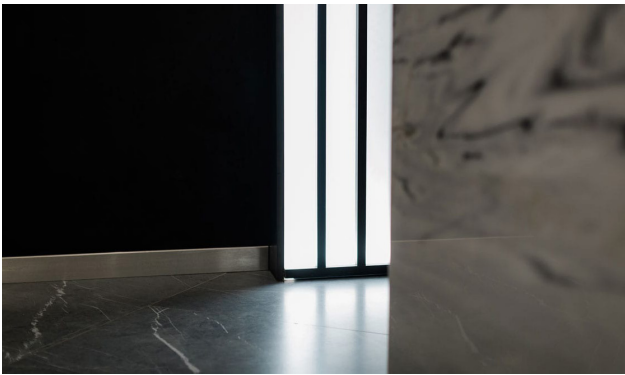


Ideal City Centre Location



Views from the Seventh Floor





Lease Details

Rates

We have been advised by Land & Property Services of the following:

<i>Ground Floor</i>	
Net Annual Value	£69,000
Rates Payable	£42,088 pa

<i>Second Floor</i>	
Net Annual Value	£255,500
Rates Payable	£155,847 pa

<i>Fourth Floor</i>	
Net Annual Value	£250,500
Rates Payable	£152,797 pa

<i>Seventh Floor</i>	
Net Annual Value	£197,500
Rates Payable	£120,469 pa

Rent Upon application.

Term By negotiation. Flexible terms available.

Insurance Each Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

VAT We are advised that VAT will be charged in addition to costs quoted.

Service Charge A service charge will be levied to cover the cost of the upkeep of the common areas.

EPC

Ground Floor	TBC
Second Floor	C59
Fourth Floor	C58
Seventh Floor	D77

Further Information

McConnell

 JLL Alliance Partner

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	MH
9	HCL
8	HCL
7	Northern Ireland Social Care Council
6	Compensation Services and Causeway
5	CME Group
4	CME Group
3	SSE Airtricity
2	Alexander Mann Solutions
1	Pearson Finance Services (PFS)
G	Vicant

