

THE SQUARE

6-14 CHICHESTER STREET, BELFAST

PRIME GRADE **A** OFFICE
& RETAIL SPACE TOTALLING
31,420 SQ FT, SOUTH FACING
OVERLOOKING CITY HALL.





LOCATION

The proposed building is located virtually on the square at Belfast City Hall end of Chichester Street c.100m from the front of Belfast City Hall. The property is located on the Northern side of Chichester Street, which enjoys a south facing aspect. Since the opening of Victoria Square, Belfast and Northern Ireland's premier shopping centre, on Chichester Street, the pedestrian flow has increased dramatically; Chichester Street is now a direct route from the traditional prime pitch of Donegall Place to Victoria Square. The location is next door to Marks and Spencer, Belfast City Hall and the prime office locations of Donegall Square and Chichester Street within the Central Business District.

Arthur Street, which is close by, connects Chichester Street and Cornmarket, a popular niche retailing location with retailers including Jack Wills, Jigsaw and Cath Kidston. Along with the benefit of a high volume of pedestrian footfall, the subject property also benefits from a very high volume of traffic. The site is a strong retail pitch and a prime office location within Belfast City Centre and in close proximity to cafes, restaurants and bars such as; Revolucion De Cuba, Cafe Parisien, The Garrick, Avoca, Bubbacue, Boojum and Caffè Nero. The NCP multi storey car park is within the immediate vicinity of the site.



DESCRIPTION

The development proposals are for a new high specification Grade A retail/office building arranged over basement, ground and 5 upper floors. Planning consent has been granted for a high specification Grade A office scheme with a contemporary facade and development can commence late 2018 .

BELFAST

- 2 hours from Dublin
- 40GB per second telecoms link
- Great universities
- Operating costs on average 20% - 30% lower than the rest of Europe
- Belfast is one of Europe's most exciting cities to live in
- Depth of skills for finance, auditing, marketing, consulting & legal services

SPECIFICATION

The building proposed will be of high quality, modern retail and office building to be fitted to a specification, to include:-

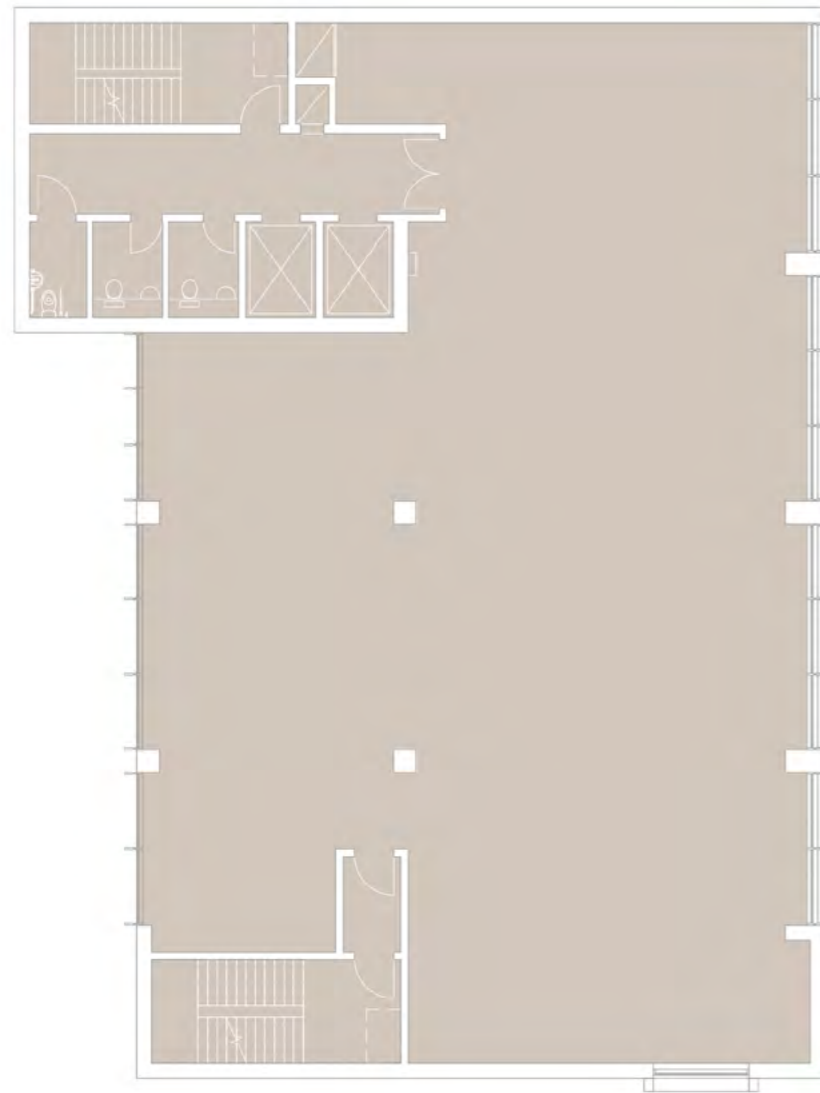
- Modern Iconic Design
- Floor finishes;
- Air conditioning/heating;
- Plastered/painted walls;
- Suspended ceiling with recessed lighting;
- WCs finished to a high standard.

At this stage an occupiers requirements can be taken into account and the specification / design amended accordingly to suit.

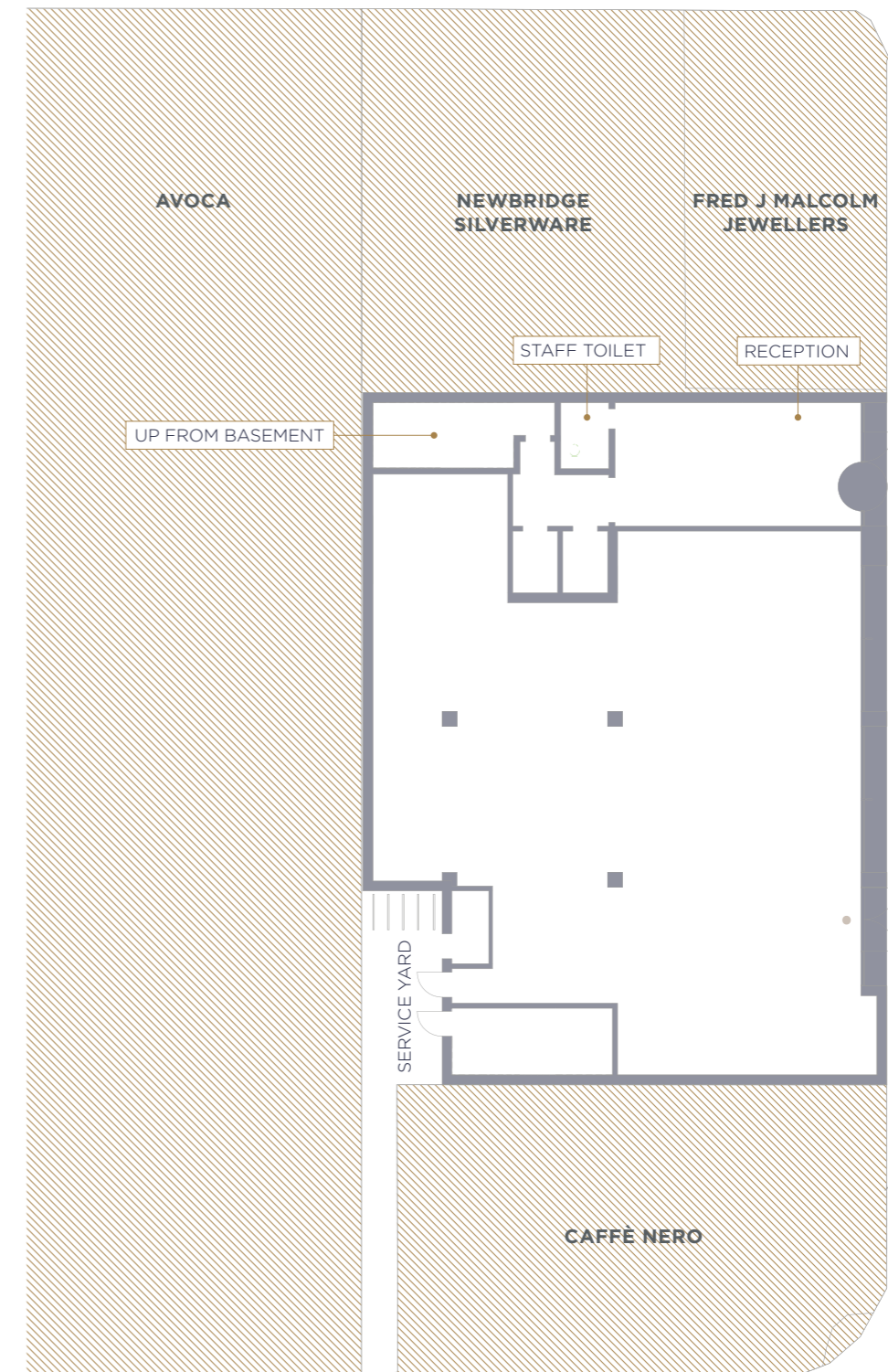
ACCOMMODATION

FLOOR	SQ FT	SQ M
Basement	4,844	450
Ground Floor	4,349	404
First Floor	4,531	421
Second Floor	4,704	437
Third Floor	4,704	437
Fourth Floor	4,704	437
Fifth Floor	3,584	333
TOTAL	31,420	2,919

TYPICAL UPPER FLOOR PLAN



GROUND FLOOR RETAIL PLAN





TITANIC BELFAST

MERCHANT HOTEL

SCOTTISH PROVIDENT BUILDING

SSE ARENA

MARKS & SPENCER

DANSKE BANK

THE SQUARE

BELFAST CITY HALL

VICTORIA SQUARE

ULSTER BANK

GRAND CENTRAL HOTEL

NCP CAR PARK

BANK OF IRELAND

LAW SOCIETY HOUSE

WATERFRONT HALL

HILTON HOTEL

BT TOWER

LEASE DETAILS

RENT

Upon request

TERM

Negotiable

RENT REVIEW

Every 5 years

REPAIRS

Tenant's responsibility

INSURANCE

Tenant's to pay a fair proportion of the insurance premium

LEASE

Full repairing and insuring basis

NET ANNUAL VALUE

The property is to be assessed by Land & Property Services.

VAT

The property will be VAT registered and therefore VAT will be charged in addition to the rent.



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PROJECT TEAM

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Hampton**



TODD

**Lambert
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Hampton**

savills

Details of Lambert Smith Hampton can be viewed on our website www.lsh.ie

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