

CAPITAL HOUSE

A landmark office building
in the heart of Belfast city

The building comprises seven storeys of premium 'L' shaped office space with extensive frontages to Wellington Place and Upper Queen Street.

CAPITAL HOUSE

WELLINGTON PLACE BELFAST, BT1 6PU



CLICK TO
VIEW VIDEO

The building is arranged around a courtyard car park offering 20 secure and private spaces accessed from Upper Queen Street.

The core of the building includes 3 no. 10 person lifts and is centrally situated which facilitates the sub-division of each of the 919 sq m (9,830 sq ft) floorplates to offer excellent flexible accommodation with an abundance of natural light and superb working environment.



Finished to a high-specification and providing up to 6,160 sq m (66,300 sq ft) of high quality business space.



BELFAST WATERFRONT

VICTORIA SQUARE

DONEGALL PLACE

CASTLECOURT
SHOPPING CENTRE

LOCATION

Capital House is located within the Central Business District of Belfast city centre, a short distance from City Hall.

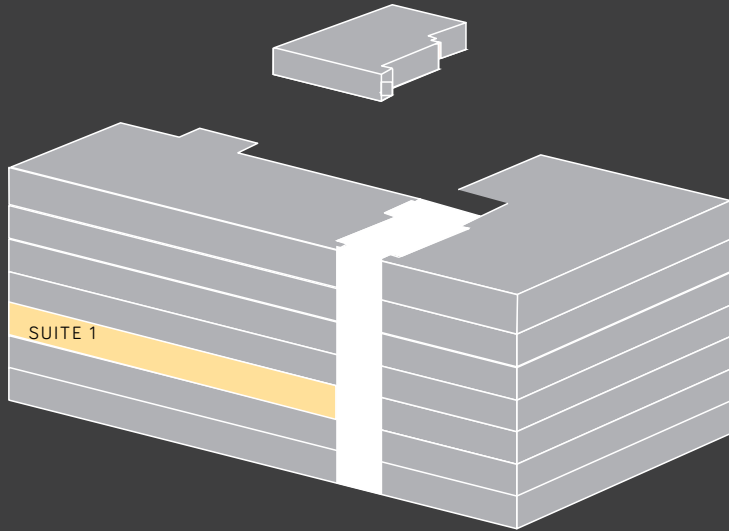


Capital House is close to Donegall Square to the east and Great Victoria Street Bus and Rail Terminus to the west.

There are numerous secure multi-storey car parks within a 5-minute walk of Capital House as well as on street car parking in and around the Wellington Place Area.

Other occupiers in this well established office location include a number of Legal Practices, namely Carson McDowell, Johnsons, and Accountancy Practices namely Deloitte and Moore Stephens as well as a number of leading government agencies namely NIW, LPS, Inland Revenue and Belfast City Council.

FLOOR LAYOUTS

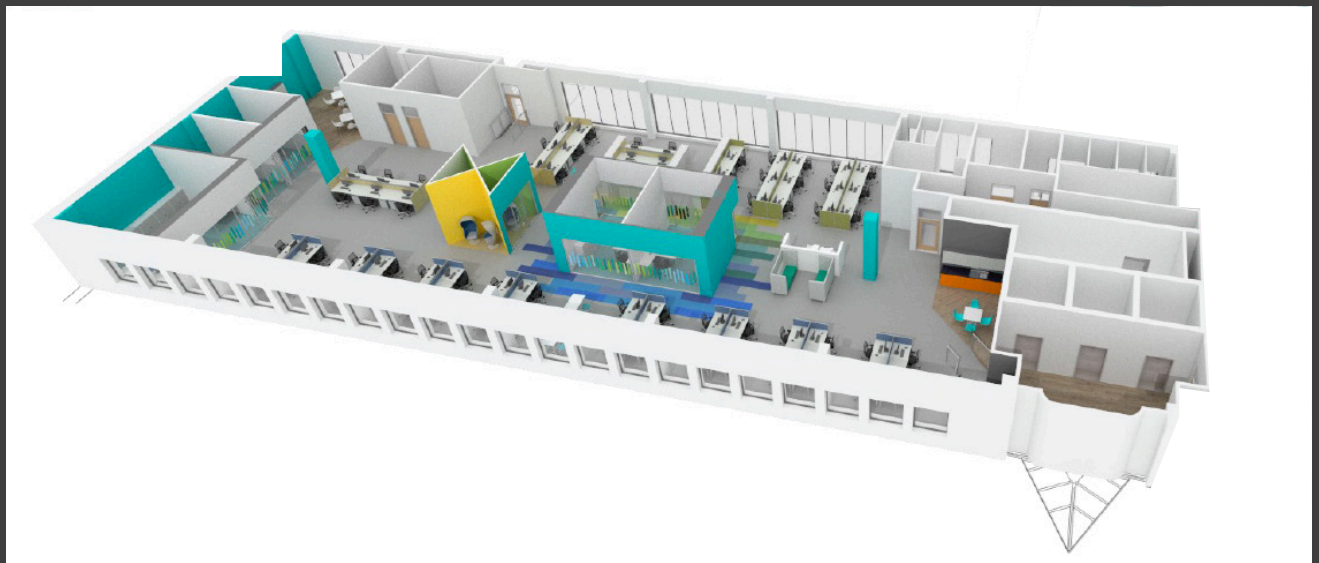


- TO LET - SUITE 1 SECOND FLOOR
- NOT AVAILABLE
- COMMON AREAS



SECOND FLOOR LAYOUT

TO LET	SIZE
Second Floor: Suite 1	5,200 sq. ft. (483.09 sq. m.)



PROPOSED OFFICE LAYOUT FOR SECOND FLOOR SUITE 1

Suspended ceilings with integrated lighting and air cooling system



CGI OF PROPOSED OFFICE LAYOUT FOR THE SECOND FLOOR

SPECIFICATION

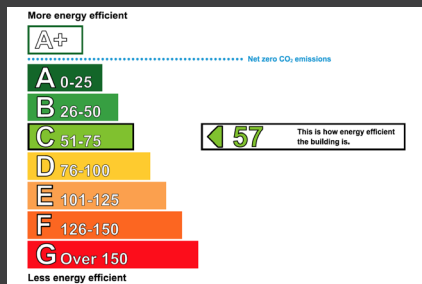
- 3 x high-speed 10 passenger lifts
- Excellent floor to ceiling heights
- Suspended ceilings with integrated lighting and air cooling system
- Fully accessible raised access floor plates
- Carpeted flooring and plastered painted walls
- Male, female and disabled W.C. facilities on all floors
- Shower facilities
- 24/7 access
- On-site car parking and bike racks
- Feature glazed atrium at entrance
- Manned concierge



TERMS
On Application

VAT
The building has been elected for VAT and so VAT is payable on all outgoings.

ENERGY PERFORMANCE CERTIFICATE



LETTING AGENTS



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MISREPRESENTATION ACT 1967

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