



Instinctive
Excellence
in Property.

To Let

Grade A Office Space

103-111 Donegall Street
Belfast
BT1 2FJ

OFFICE



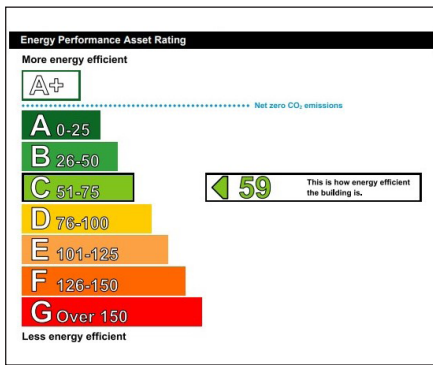
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EPC



Location

Belfast is the Capital of Northern Ireland with a population of approximately 281,000 people. It is located 100 miles north of Dublin and 70 miles south east of Derry/Londonderry.

Charles House is prominently situated on Donegall Street, in close proximity to the Royal Avenue/York Street junction, a short walk from Belfast city centre. The property is located adjacent to the new Ulster University Belfast campus and the former Belfast Telegraph building, which is subject to a redevelopment proposal for 230,000 sq ft commercial space.

The property benefits from an abundance of transport links and on site/street car parking and provides ease of access to the motorway network on the northern periphery of the city centre and the rest of the Province.

Description

The ground and third floor comprise well apportioned open plan and cellular accommodation, fitted to an extremely high standard throughout. Finishes throughout the ground and third floor include:

- Suspended ceilings with recessed LED lighting.
- Raised access flooring.
- Carpeted floor coverings.
- Air conditioning / Independent heating and cooling system.
- Cat 5E cabling.
- Comms room.
- Fully fitted kitchenette.
- Male/Female WC's.
- 8 Person passenger lift access.
- On site car parking.

The configuration of the ground floor can change to accommodate tenant requirements.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice 6th Edition with all areas being approximate:

Description	Sq M	Sq Ft
Ground Floor Includes entrance area, 3 No. private offices, board room, comms room, kitchenette, W/C facilities and fully racked storage.	231	2,486
Third Floor Includes open plan office, 7 No. private offices, comms room, kitchenette, WC / shower facilities and fully racked storage.	596	6,148

Rates

We have been advised by the Land and Property Services of the following rating information:

Ground Floor NAV: £27,912
Third Floor NAV: £65,593
Rate in the £ for 2022/2023: £0.551045

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Lease Details

Rent: On Application
Term: Negotiable
Repairs/Insurance: Full repairing and insuring terms by way of service charge contribution.
Service Charge: TBC

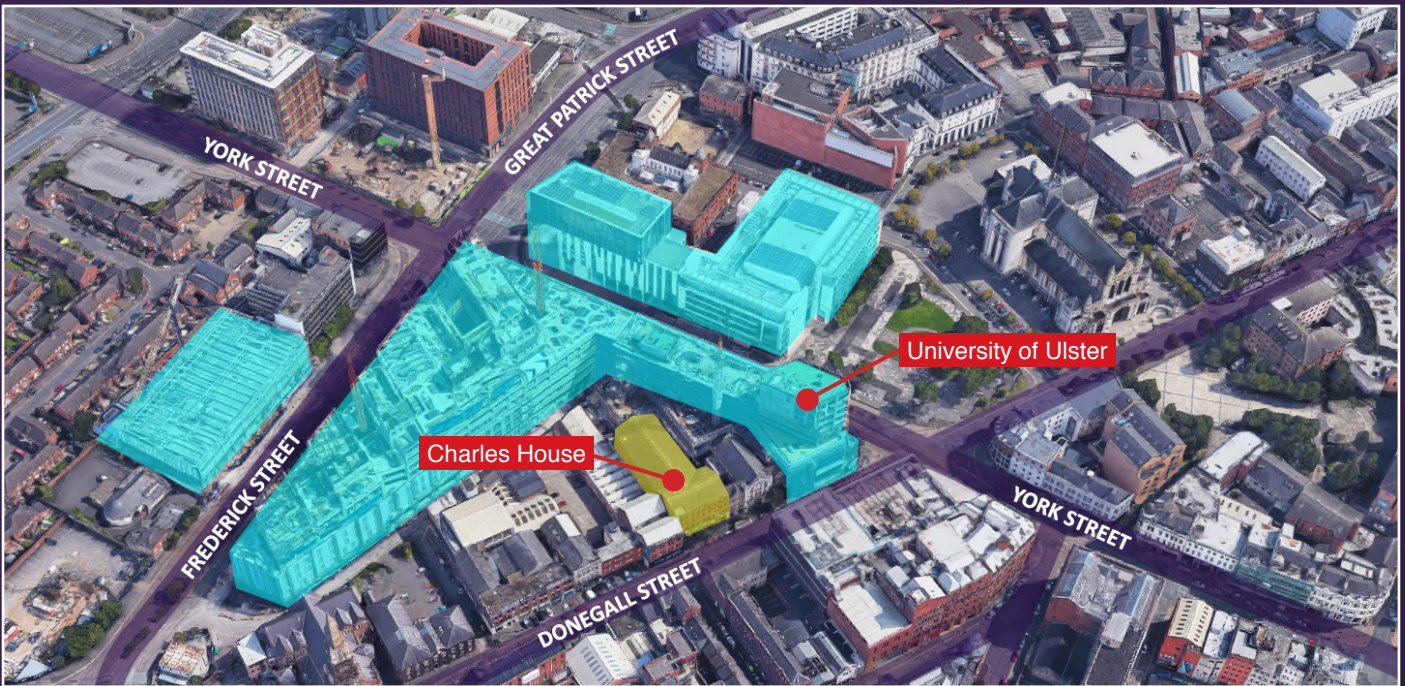


Proposed Ground Floor Layout

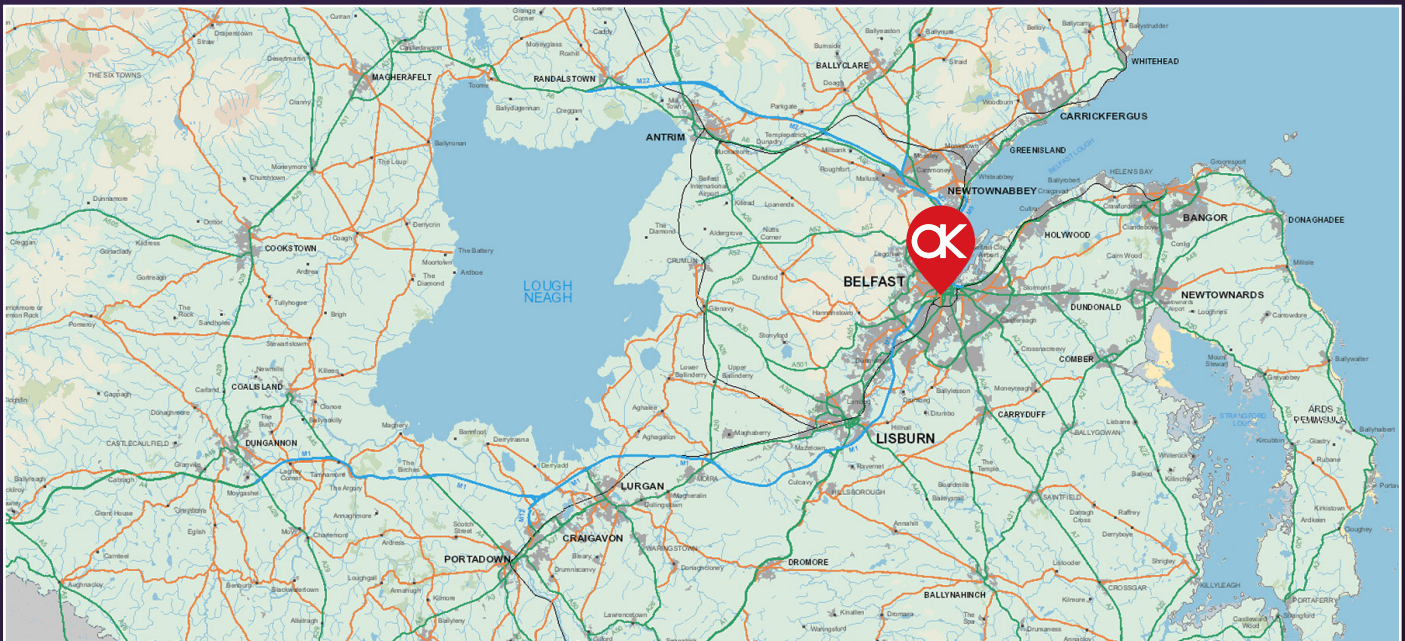


Proposed Third Floor Layout





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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