



# PEARL ASSURANCE

ONE DONEGALL SQUARE EAST

BELFAST



## HISTORY

Originally known as the 'Ocean Guarantee Corporation' this iconic listed building, constructed between 1899-1902 is one of the most unique buildings in the city centre, with its detailed carvings including mermaids, which were the Ocean's trademark.

This highly ornate building is constructed in red sandstone with a tall pinnacle corner tower and decorative stone filigree work around the windows.



## THE BUILDING

The building will undergo a sympathetic restoration and extension to provide fantastic retail/restaurant opportunities on the ground floor, with superior quality offices overlooking the City Hall on the upper floors. The office space, which benefits from high ceilings and excellent natural light, is configured around the original feature central staircase and will provide grade A accommodation.





DONEGALL PLACE

CITY HALL

VICTORIA SQUARE

BANK OF IRELAND

ULSTER BANK







LANDMARKS

BANKS

- 01 Belfast City Hall
- 02 Linen Hall Library
- 03 Ulster Hall

- 07 Ulster Bank
- 08 Bank of Ireland
- 09 Danske Bank

HOTELS

BUSINESS

- 04 Grand Central Hotel
- 05 Europa Hotel
- 06 Ten Square Hotel

- 10 Deloitte
- 11 EY
- 12 PWC





**NIA AREA SCHEDULE**

Floor	Retail Unit 1	Retail Unit 2	Office
Basement	1,870		
Ground Floor	1,773	656	484
Mezzanine	1,096	430	97
First Floor			3,041
Second Floor			3,385
Third Floor			2,762
Fourth Floor			2,654
Fifth Floor			2,353
<b>TOTAL NIA</b>	<b>4,739</b>	<b>1,085</b>	<b>14,776</b>

Figures are in sq.ft







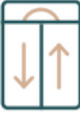
## SPECIFICATION



FLOOR TO CEILING HEIGHT  
Avg. 3.4m



SHOWERS  
6



LIFTS  
15 person passenger lift



INTELLIGENT LIGHTING  
& WATER SYSTEMS



EPC RATING



BICYCLE SPACES



AIR QUALITY CONTROL



WALK SCORE  
Walker's Paradise!



BASE OCCUPANCY  
38 sq ft. per employee



GRADE A OFFICE



LOCKERS



ELECTRONIC ACCESS CONTROL



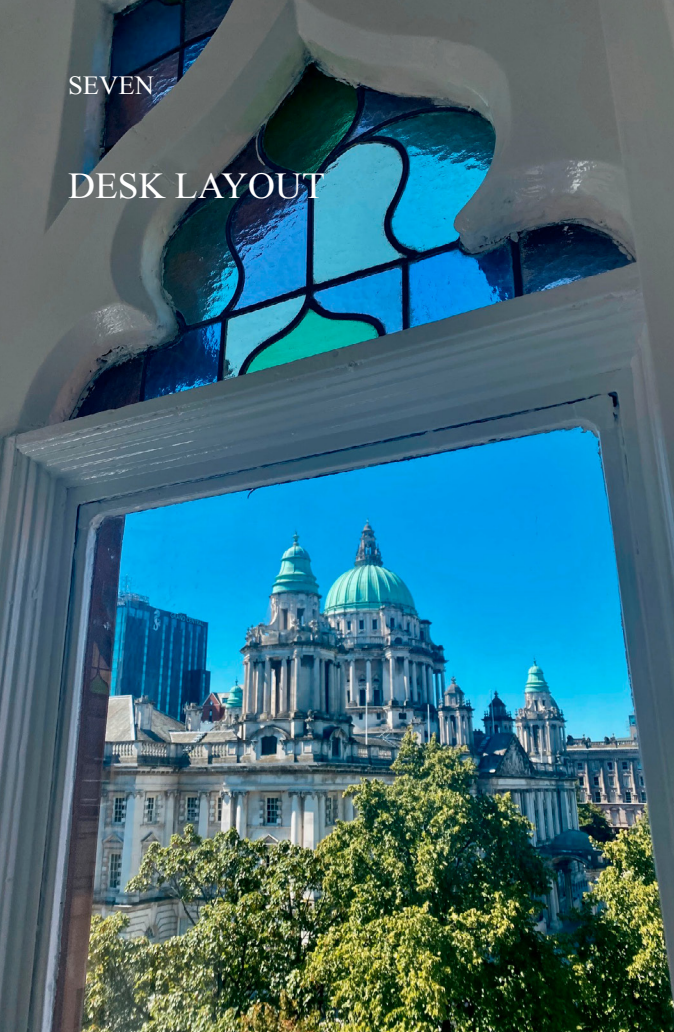
EXAMPLE SECOND FLOOR





SEVEN

DESK LAYOUT



PEARL ASSURANCE  
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01.



02.



03.



04.



05.





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## DEVELOPER



# RATHBANE

HOLDINGS

## AGENTS



Ciaran Hughes

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)



Mark Thallon

[mark.thallon@tdkproperty.com](mailto:mark.thallon@tdkproperty.com)

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As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Hughes Commercial & TDK Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FOR MORE INFORMATION VISIT:

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