



TO LET

Ground Floor Office with Secure Parking Extending to c. 3,593 sq ft.

193-195 Donegall Street, Belfast, BT1 2FL

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LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is situated next to the new Ulster University campus on Donegall Street, c. 0.6 miles from the City Centre.

DESCRIPTION

The subject comprises open plan ground floor offices within a prominent Georgian building dating to c. 1830. The offices benefit from good levels of natural light and are fitted to include raised access flooring, perimeter trunking, carpeted floors, painted and plastered walls and intercom entry system.

Externally there are four parking spaces in the secure car park at the rear of the property.

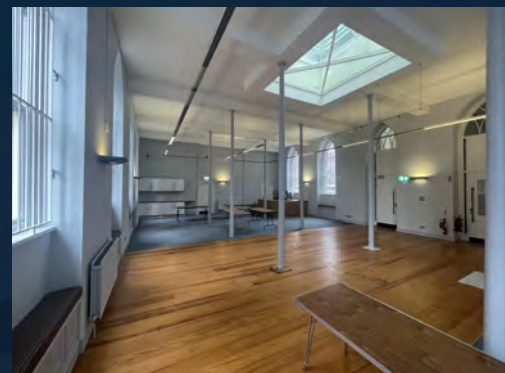
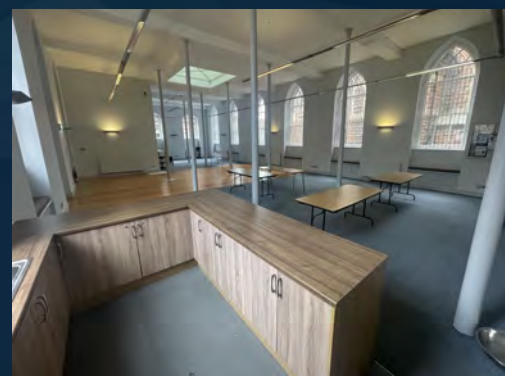
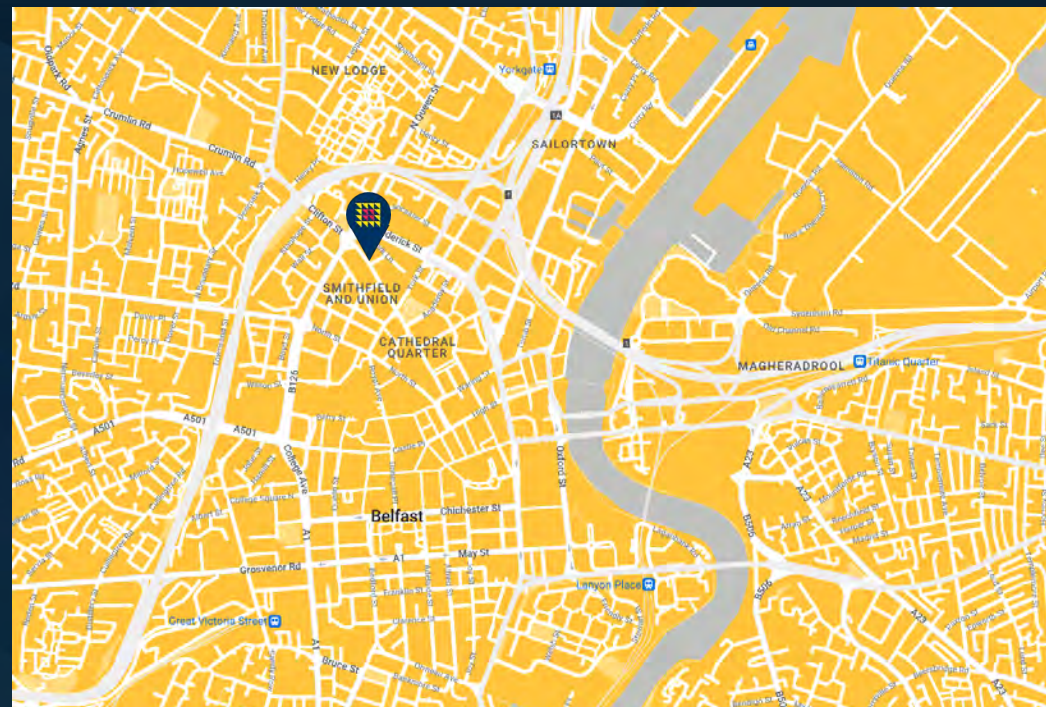
ACCOMMODATION

Description	Area sq m	Area sq ft
Main Hall	C. 287 sq m	C. 3,089 sq ft
Main Kitchen	C. 32 sq m	C. 344 sq ft
Staff Kitchen	C. 6 sq m	C. 64 sq ft
Store	C. 9 sq m	C. 96 sq ft
TOTAL NET INTERNAL AREA	C. 334 sq m	C. 3,593 sq ft

Customer Due Diligence:

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE NO: 7361



LEASE DETAILS

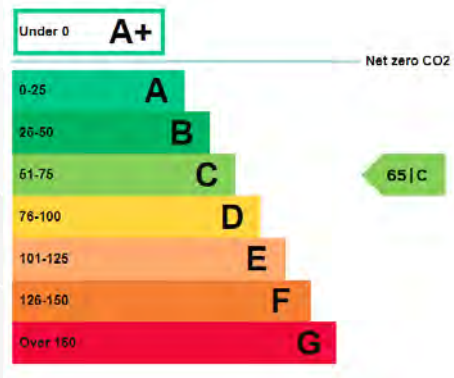
RENT: £40,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Tenant responsible for internal repairs and service charge.
SERVICE CHARGE: Service charge will be levied to cover the costs of the buildings maintenance and repair of the exterior and common areas.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

NAV: To be assessed.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.