

**McConnell**



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



## **Excellent Self-Contained Office Building**

**39 Corporation Street  
Belfast  
BT1 3BA**

- Accommodation available from c. 6,851 sq.ft to c.39,629 sq.ft
- Edge of City Centre location
- 57 surface car parking spaces

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## LOCATION

The subject property occupies a prominent location at the junction of Corporation Street and Gamble Street, at the northern edge of Belfast City Centre, in close proximity to the new Ulster University campus and the Cathedral Quarter.

The property benefits from easy access to the M2 motorway and the A12 Westlink connection to the M1 motorway.

## DESCRIPTION

The subject comprises a standalone five storey office building on a prominent self-contained site of c. 0.7 acres with 57 surface car parking spaces.

The property offers open plan office accommodation with current specification to include:

- Carpet floor coverings
- Suspended ceilings with integrated lighting
- Double glazing
- 2 no. 13-person passenger lifts
- Excellent floor to ceiling height of 2.7 metres and 3 metres
- Male, female toilets on each floor
- Kitchen area on each floor
- Air handling providing heating, cooling and natural ventilation

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	7,672	712.7
First	8,584	797.5
Second	8,261	767.5
Third	8,261	767.5
Fourth	6,851	636.45
<b>Total Internal Area</b>	<b>c. 39,629</b>	<b>c. 3,681.65</b>

## LEASE DETAILS

**Rent:** On application.

**Term:** A new lease for a term by arrangement.

**Repairs:** Full Repairing & Insuring Terms via service charge.

## VAT

All prices and outgoings stated are exclusive of VAT, which may be chargeable.

## RATES

NAV: £528,500 (Source: LPS on-line database)

Rate in £ for 2024/25 : 0.599362

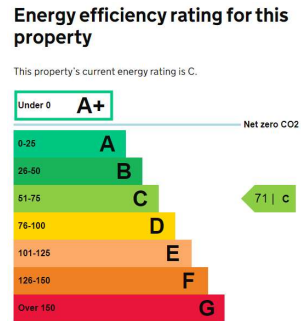
Rates payable 2024/25 (approx) : £316,763

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

## EPC

The property has an Energy Efficiency rating of C71.

Full reports can be made available on request.



### 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/ukksi/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 McConnell Chartered Surveyors. 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.

## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:

# McConnell

**Contact:** Greg Henry / Ross Molloy

**Tel:** 07841 928670 / 07443 085690

**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)

[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

Montgomery House,  
29-31 Montgomery Street,  
BT1 4NX