

TO LET

**Refurbished
Office Building**

**Suites from 2500 -
10,00sq.ft**

**Downshire House
Downshire Place
Belfast**

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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PROPERTY CONSULTANTS





**Modern
refurbished office
building close to
Belfast's new
transport hub**

LOCATION

This recently refurbished office building, located directly off Great Victoria Street is only a 5 minute walk to the City Hall and 15 minutes to Queen's University Belfast.

The immediate locality comprises a mix of office, retail and hospitality uses.

The building is situated only 2 minutes from the new Grand Central Station and also benefits from its close proximity to a number of major public car parks thus providing very accessible accommodation for staff, clients and the general public

**This modern 4
storey building
has undergone a
recent
refurbishment
programme and
offers
accommodation
from 2500 to
10,000 sq.ft**



DESCRIPTION

- Suspended ceilings
- LED recessed lighting
- Power distribution
- Carpet finish
- Gas central heating
- Mechanical ventilation
- WCs
- Door entry controls
- kitchen area on all floors
- Lift serving all floors
- Attractive main entrance lobby



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Accommodation

Net internal area	Ground Floor	2300 sq.ft
	First Floor	2500 sq.ft
	Second Floor	2500 sq.ft
	Third Floor	2500 sq.ft

Service 6[TeX

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior and all other costs deemed necessary in the interests of good estate management

Rent

On application. All charges subject to VAT

Term

By negotiation

NAV

Ground Floor	£26,800	
First Floor		£31,900
Second/ third floors	£33,100	Rate in £ for 2024/25 is 0.599

EPC

Available upon request



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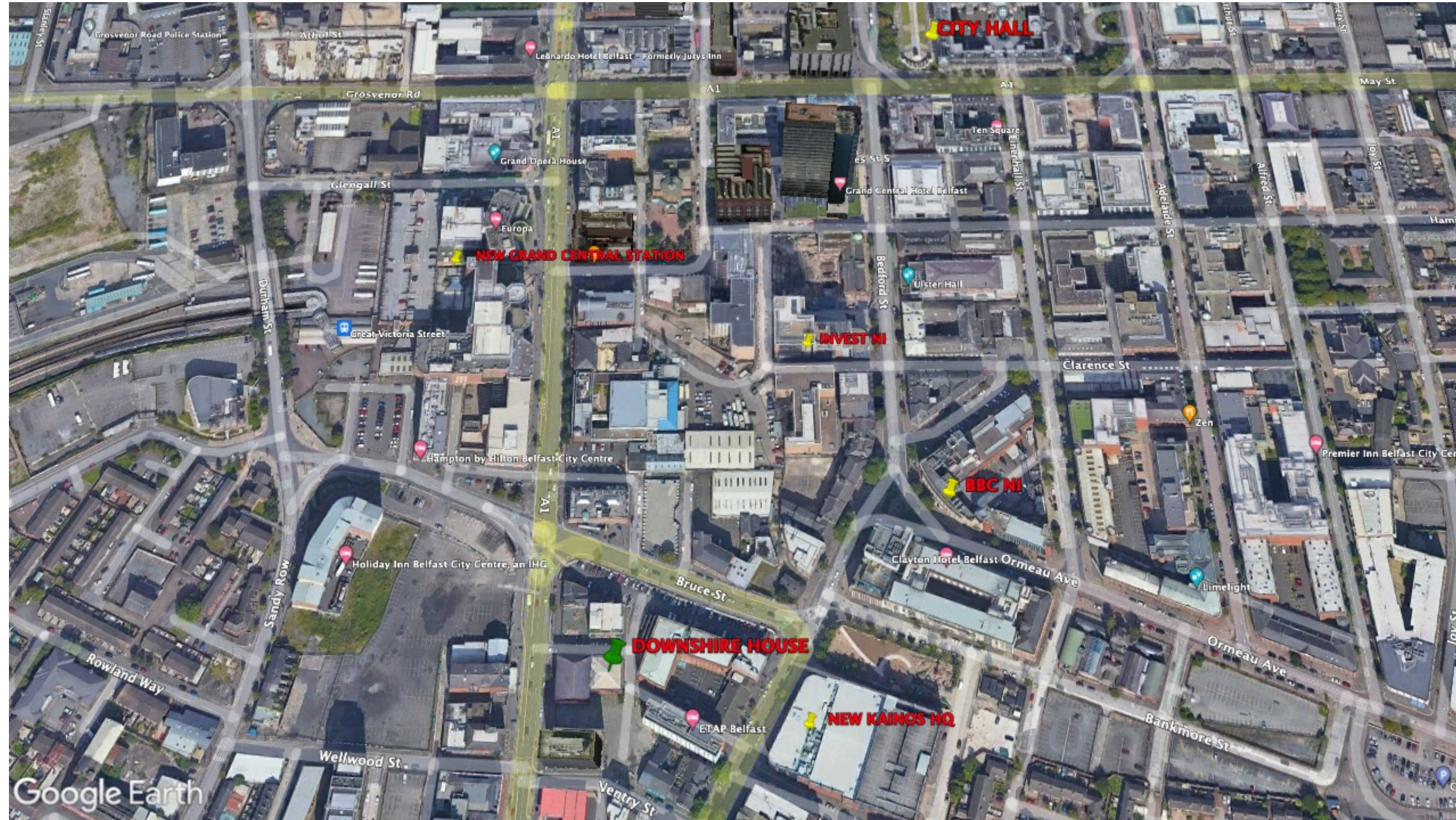
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Location map



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Contact

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