

# TO LET

## Following Refurbishment

Fully Refurbished Office Building  
of 9,214 sq ft with excellent  
on-site car parking

**SESSIA HOUSE,  
61-67 DONEGALL STREET,  
BELFAST, BT1 2QH**

McConnell



TO LET - SESSIA HOUSE, 61-67 DONEGALL STREET, BELFAST, BT1 2QH

McConnell JLL Alliance Partner



Ulster University

SESSIA HOUSE

Castle Court

Victoria Square

City Hall

Grand Central

Odyssey Pavillion

Waterfront Hall



**Belfast Harbour**

**Titanic Studios**

**Titanic Quarter**

**SSE Arena**

**Odyssey Pavilion**

**Royal Mail**

**Ulster University**

**The MAC**

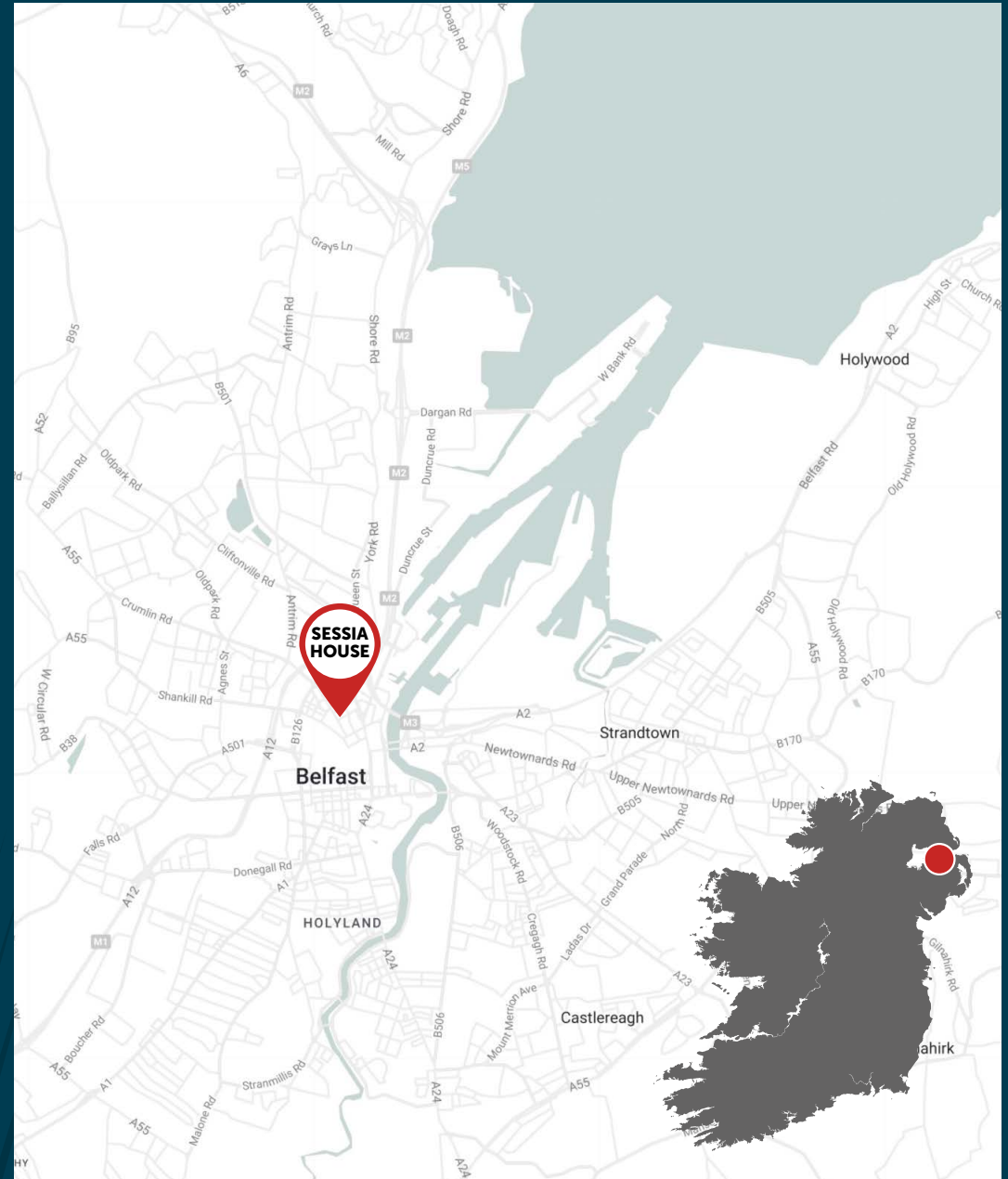
**St. Anne's Cathedral**

**SESSIA HOUSE**

## LOCATION

Sessia House occupies a prominent corner site fronting Donegall Street and Talbot Street adjacent to St Anne's Cathedral in a largely commercial area in the heart of Cathedral Quarter. The Cathedral Quarter is now established as the city's premier destination for bars, restaurants, hotels, city living and professional occupiers. The area is renowned for its literary and modern culture whilst steeped in the historical development of Belfast.

The new Ulster University Belfast Campus is located within a minutes' walk and is home to approximately 20,000 students and staff.



## DESCRIPTION

The property comprises a self contained four-storey office building with frontage to Donegall Street of 65ft (19.7m) and Talbot Street of 101 ft (30.58 m) together with an extensive car park to the rear accessed off Talbot Street.

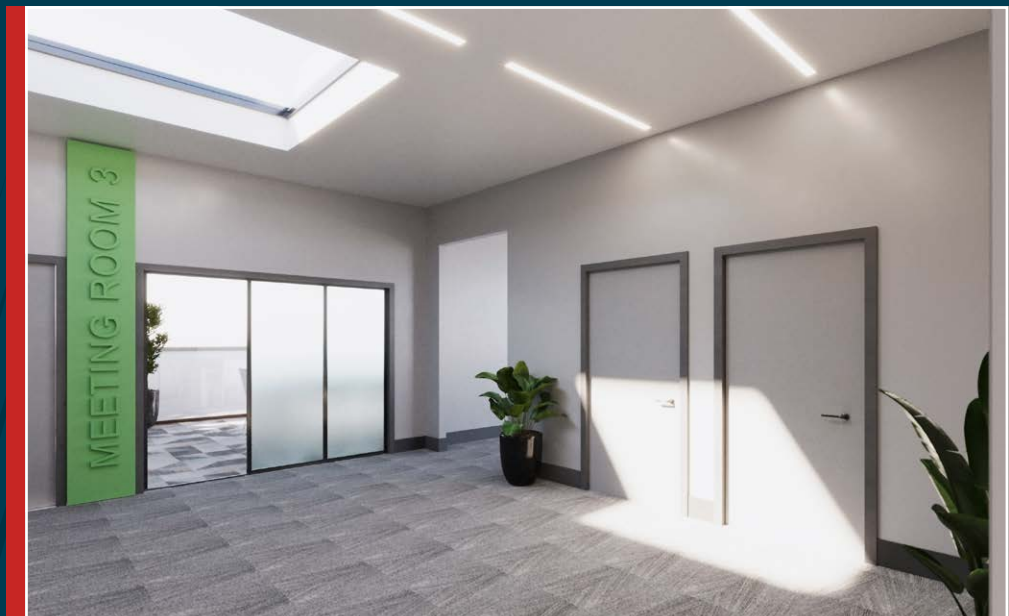
The property benefits from mains water and electricity, an oil-fired central heating system and air conditioning units. Fire and burglar alarms are installed.

The property will be extensively refurbished both externally and internally. Please contact the agent for further information.

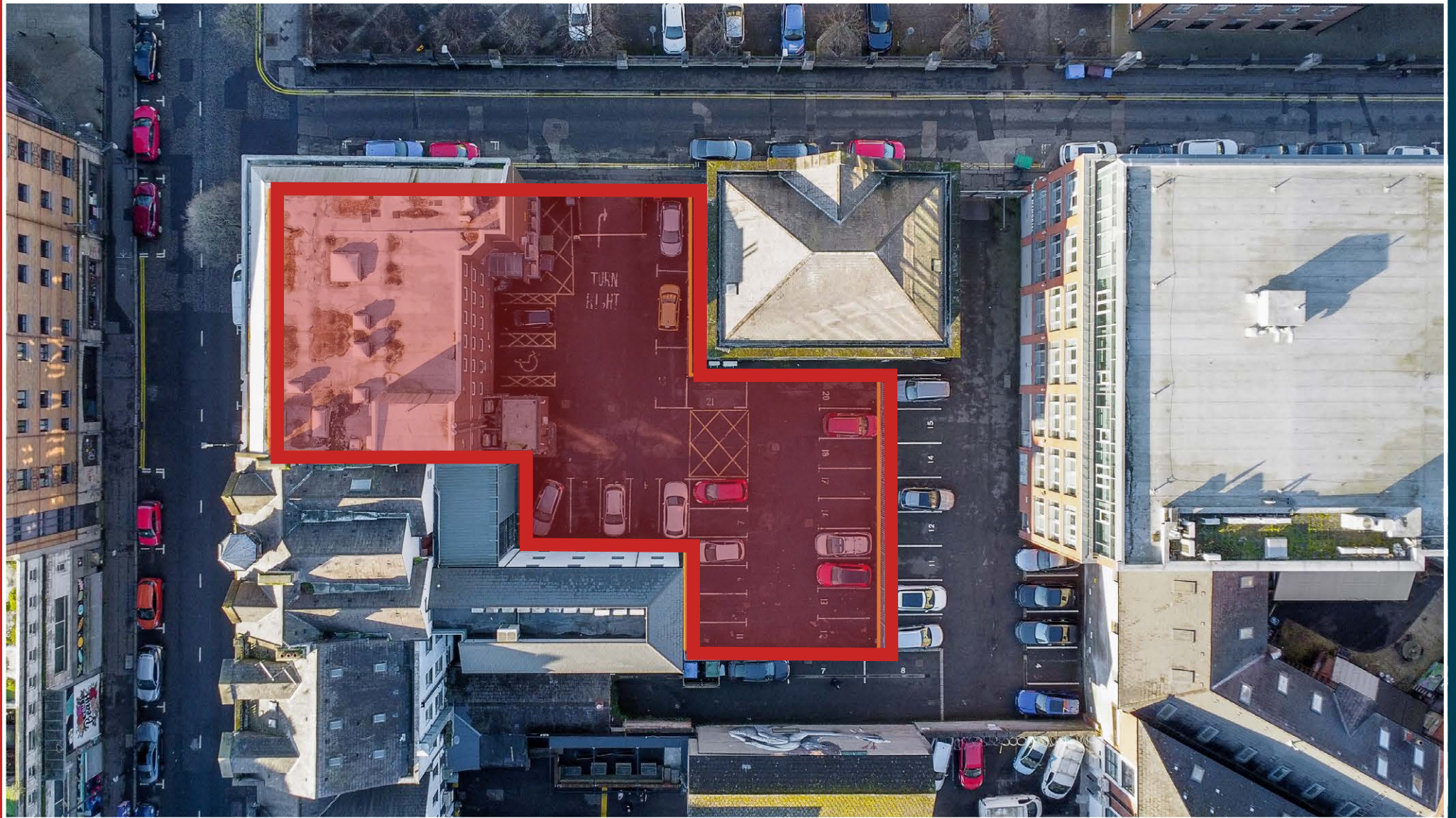
26 car parking spaces available on site.

## SCHEDULE OF ACCOMMODATION

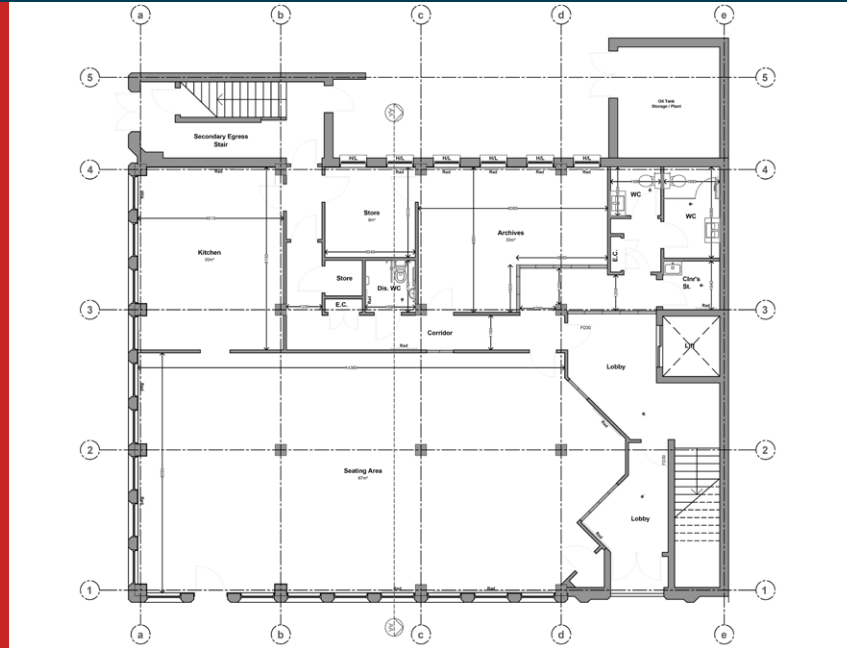
Floor	Size (Sq Ft)	Size (Sq M)
Ground	2,465	229
First	2,282	212
Second	2,239	208
Third	2,228	207
<b>Total</b>	<b>9,214</b>	<b>856</b>



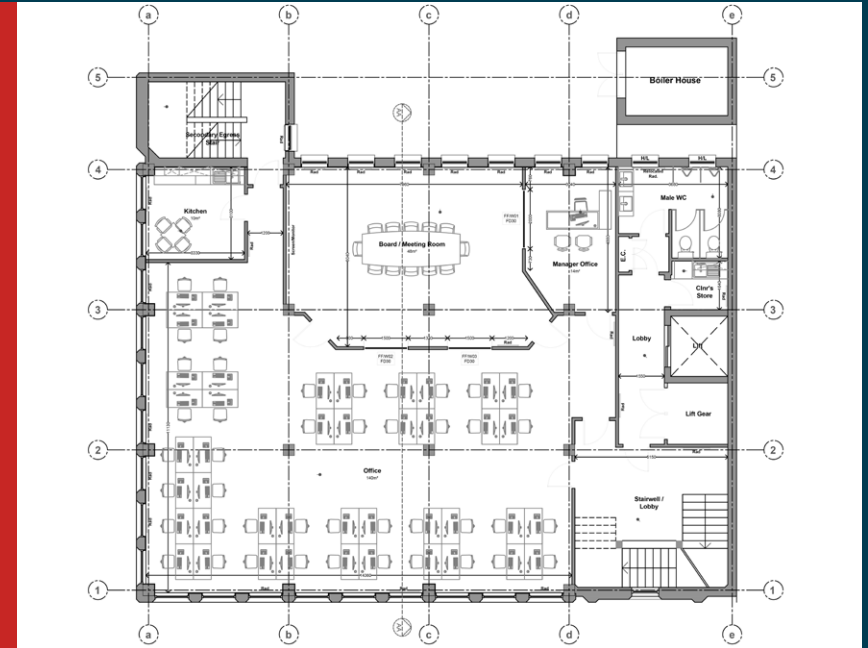
## SITE BOUNDARY MAP



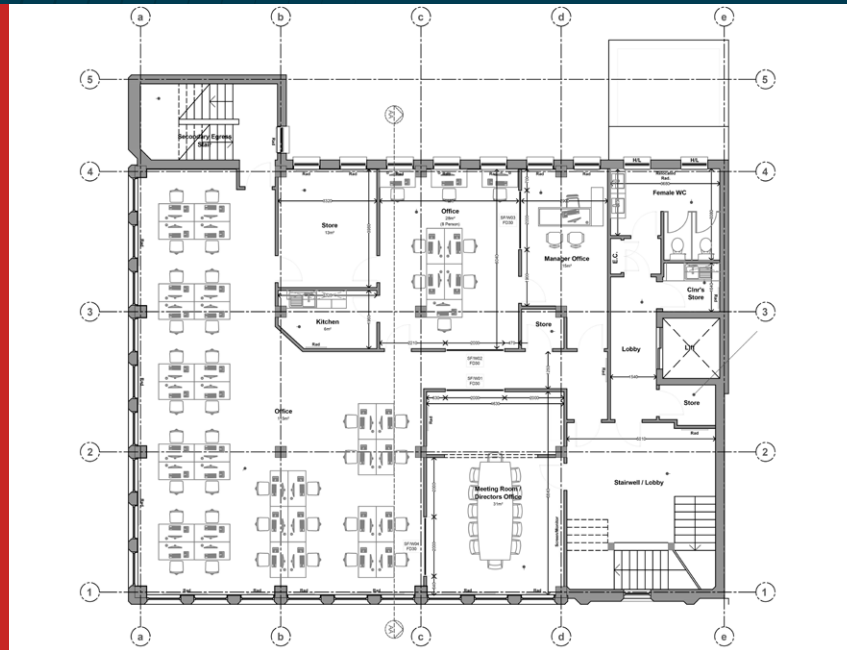
GROUND FLOOR



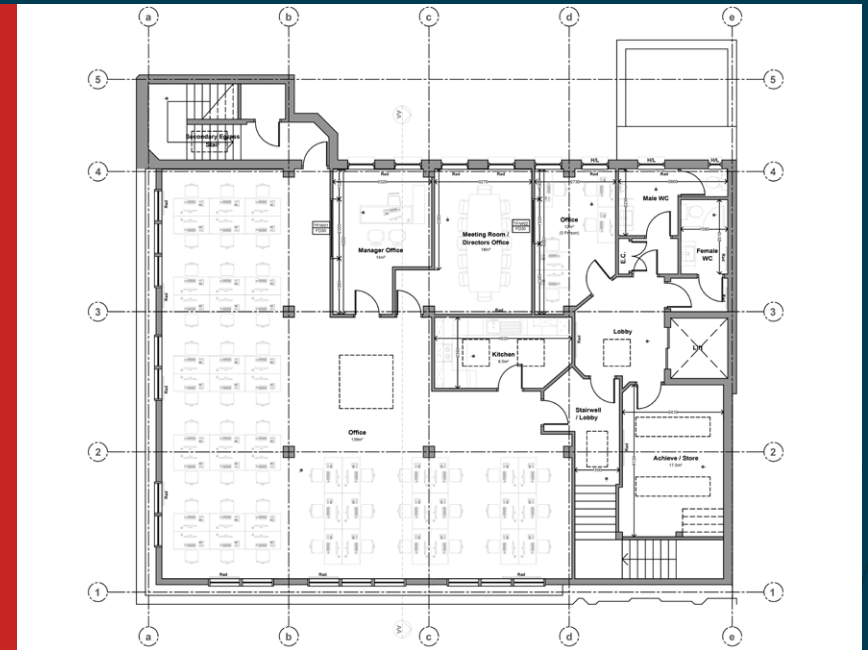
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## RENT

On Application.

## ENERGY PERFORMANCE CERTIFICATE

TBC after refurbishment.

## RATES

We are advised by Land & Property Services of the following:

### Net Annual Value (NAV)

61-67 Donegall Street - £89,100

67a Donegall Street - £10,700

### Rate in £ for 2024/25

£0.599362

### Rates payable, if applicable

61-67 Donegall Street - £53,403

67a Donegall Street - £6,413

## VALUE ADDED TAX

The property is VAT registered.

Disclaimer: McConnell Chartered Surveyors and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Chartered Surveyors or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Chartered Surveyors has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Chartered Surveyors or its employees or agents, McConnell Chartered Surveyors will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Chartered Surveyors. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Chartered Surveyors shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

## FURTHER INFORMATION

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

### Greg Henry

M: +44 (0) 78 4192 8670

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

### Ross Molloy

M: +44 (0) 74 43 085690

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

McConnell  JLL Alliance Partner

