

WELLINGTON BUILDINGS

TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

LOCATION

- Belfast, the capital of Northern Ireland is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland.
- Belfast has an excellent road network with the M2 motorway providing access to the north towards Antrim and Derry and the M1 motorway providing access to the south and west of the Province towards Lisburn and Dublin.
- The city benefits from four railway stations, and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes.
- The wider Belfast Metropolitan Area has a population extending to approx. 650,000.
- As the largest commercial centre in Northern Ireland, Belfast has developed into one of Ireland's premier business cities and has the largest employed population in the region.
- Belfast in the last few years has been extremely successful in attracting Foreign Direct Investment driven primarily by a highly skilled and educated employment base, competitive operating costs and advanced telecoms infrastructure.
- The subject premises are situated only a few minutes' walk from City Hall and benefit from a range of coffee shops in close proximity including Pret a Manger, Caffe Nero, Greggs and Starbucks within minutes walk.



LOCATION



EUROPA
HOTEL

GRAND
CENTRAL HOTEL

INVEST NORTHERN
IRELAND

ULSTER
HALL

CITY
HALL

DANSKE BANK
HEAD QUARTERS

BANK OF IRELAND
HEAD QUARTERS

ULSTER BANK
HEAD QUARTERS

VICTORIA
SQUARE

WATERFRONT
HALL

ST. GEORGE'S
MARKET



HIGHLIGHTS

- The subject property comprises approx. 5,190 sq ft of office accommodation, with a third floor of 2,190 sq ft and the 4th floor offering 3,000 sq ft.
- The 3rd floor consists of a newly refurbished office, to include access to a boardroom and meeting rooms.
- The 4th floor benefits from a plug in and play fit out, with 60 desks and monitors ready to occupy.
- Neighbouring occupiers include PWC, BNP Paribas, Bank of Ireland and BDO.



DESCRIPTION

The property provides 5,190 sq ft of office accommodation over two floors which benefits from a ground floor entrance lobby with concierge, 2 no. passenger lifts, secure bike storage and shower facilities. Located in a prominent City Centre location.

The third floor consists of 2,190 sq ft of newly refurbished office accommodation, to include a boardroom and meeting rooms, finished to a high standard.

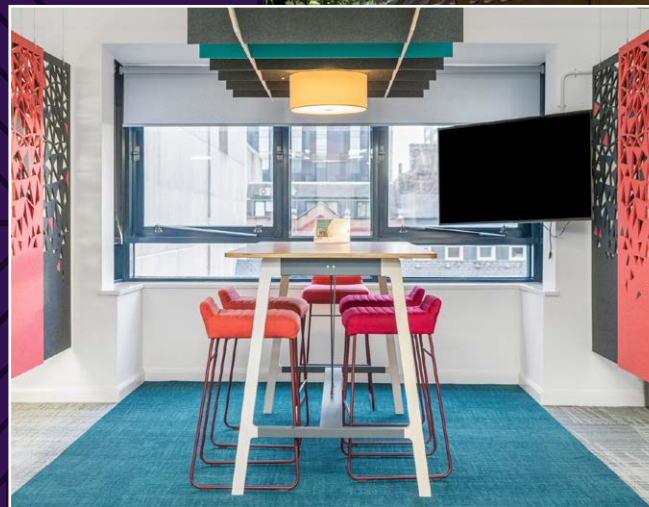
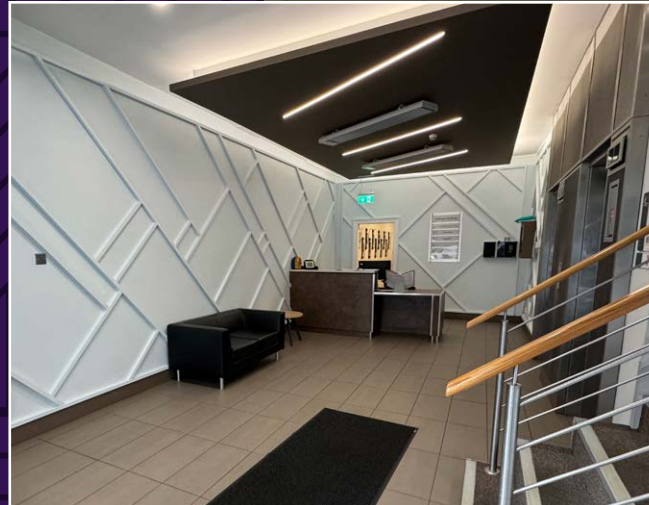
The fourth floor is fully fitted to include, carpeted raised access flooring, exposed ceiling with suspended LED and fluorescent lighting and a fresh air heating and cooling system.

This suite benefits from a ready to go setup which includes:

- Desks and monitors for 60 staff
- A fitted kitchen
- 2 no. furnished breakout areas / meeting pods
- BT line
- WC's



Click to view
Video tour



INFORMATION

ACCOMMODATION

Wellington Building provides the following net internal areas:

Accommodation	Area (Sq Ft)	Area (Sq M)
3rd Floor	2,190	203
4th Floor	3,000	279

RENT

Accommodation	Price (Sq Ft)
3rd Floor	£18.00
4th Floor	£20.00

RATES

Rates payable are estimated at £7.65 per sq ft.

TERM

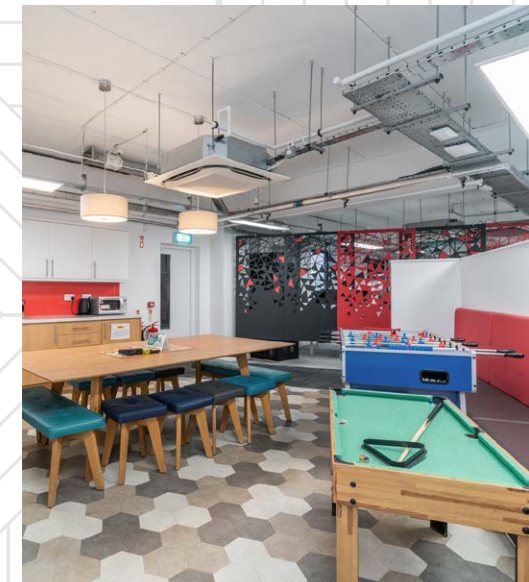
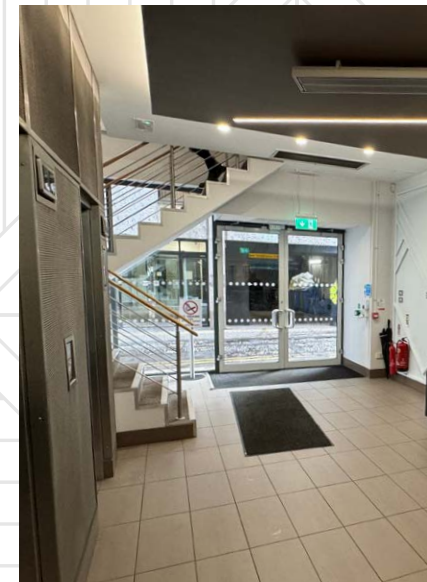
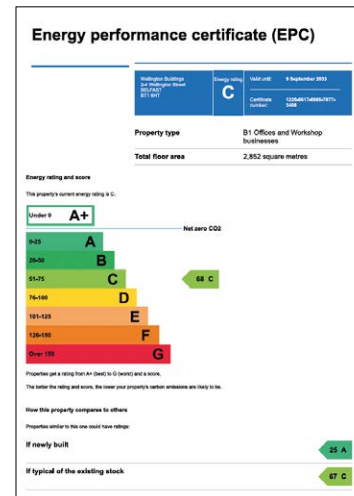
Negotiable.

VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

The building has an EPC rating of C68.



WELLINGTON BUILDINGS

CONTACT

Lisa McAteer

Senior Director

T: 079 2018 8003

E: lisa.mcateer@cbreni.com

James Turkington

Senior Surveyor

T: 077 9620 8416

E: james.turkington@cbreni.com

Rory Kelly

Graduate Surveyor

T: 0755 7760 331

E: rory.kelly@cbreni.com

CBRE NI

PART OF THE AFFILIATE NETWORK

The Linenhall,
32-38 Linenhall Street,
Belfast, BT2 8BG

T: 028 9043 8555

www.cbreni.com



Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that: (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. May 2024.