

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**TO LET**

## Fully Fitted City Centre Office Accommodation

**Donegall House**  
**4 – 7 Donegall Square North**  
**6<sup>th</sup> Floor**  
**Belfast**  
**BT1 5GB**

- Excellent City Centre location.
- Fully fitted solution c. 4,646 sq ft.
- No VAT payable on rent.

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

T: 028 90 205 900  
E: info@mcconnellproperty.com

## LOCATION

Belfast is well served by public transport. Two airports: Belfast City located just 3 miles from the city centre, has short-haul routes throughout the UK; and Belfast International is 17 miles / 25 minutes by motorway. Two major rail stations and an efficient bus network are supplemented by the Belfast Rapid Transport Glider Service, which links the city centre with East and West Belfast and Titanic Quarter.

Donegall House occupies a prime location in the heart of Belfast's central business district at the junction of Donegall Square North and Donegall Place, overlooking Belfast City Hall. Occupiers in the building include Davy Group, Hays Recruitment, Nationwide Building Society, Moore Stephens, and Space NK.

## DESCRIPTION

Donegall House is an iconic Grade A office building with over 30,000 sq ft of high quality space. The subject 6<sup>th</sup> Floor suite comprises of primarily open plan office space with a number of meeting rooms, a boardroom and reception area ideally located on arrival.

Donegall House boasts excellent frontage onto Donegall Place and Donegall Square North, as such, the internal floors benefit from excellent natural lighting throughout. The subject suite is fully fitted and ready for immediate occupation.

A full inventory of fixtures and fittings can be provided upon request from the agent.

## SPECIFICATION

- Fully fitted solution
- Finished to a high standard throughout
- Mixture of open plan and meeting rooms / boardroom
- Raised access flooring
- Suspended ceiling
- Recessed strip lighting
- 24 hour access to the building
- Manned security team on reception

## ACCOMMODATION

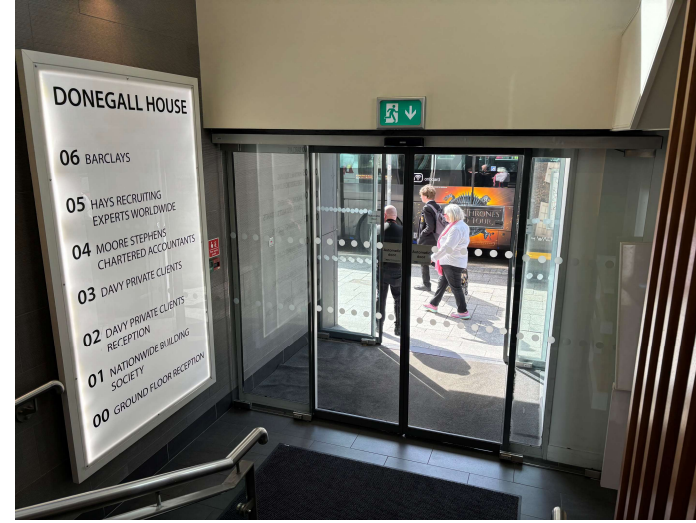
Floor	Sq Ft	Sq M
Sixth	c. 4,646	431.6
<b>Total Internal Area</b>	<b>c. 4,646</b>	<b>431.6</b>

## 6<sup>th</sup> FLOOR PLANS



# TO LET – 6<sup>th</sup> Floor, Donegall House, Belfast, BT1 5GB

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McConnell | JLL Alliance Partner



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## LEASE TERMS

Please contact the agent for further details on the terms.

## RATES

We have been advised of the following by LPS:

**NAV:** £63,300 (Source: LPS on-line database)

**Rate in £ for 2024/25:** 0.599362

**Rates payable per sq.ft. (approx.):** £8.17 per sq ft

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

## VAT

The building is not opted to tax and therefore no VAT is payable on rent and other outgoings.

## EPC

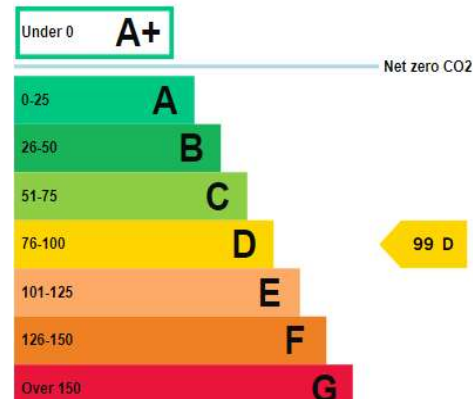
The property has an energy rating of 99D.

Full Certificates can be made available upon request.

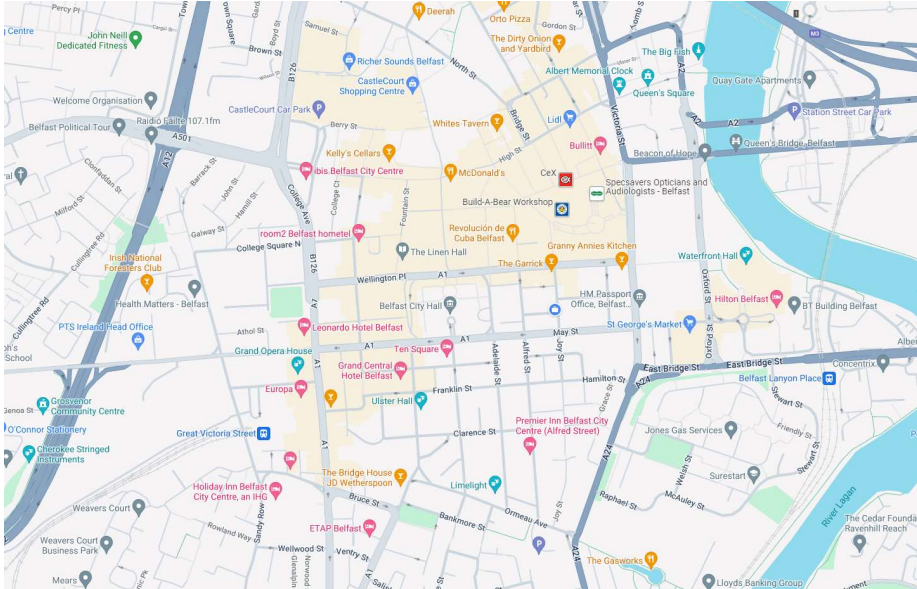
6TH FLOOR Donegall House 7 Donegall Square North BELFAST BT1 5GB		Energy rating <b>D</b>
Valid until <b>16 June 2025</b>	Certificate number <b>0960-2920-0365-3346-8014</b>	

### Energy rating and score

This property's energy rating is D.



## LOCATION



### 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/ukxi/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.

## VIEWING

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



**Contact:** Greg Henry / Ross Molloy  
**Tel:** 07841 928 670 / 07443 085 690  
**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com) / [ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)