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Fully Fitted City Centre Office Accommodation

Donegall House 4 – 7 Donegall Square North 6th 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 6th 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
Total Internal Area	c. 4,646	431.6

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6th FLOOR PLANS

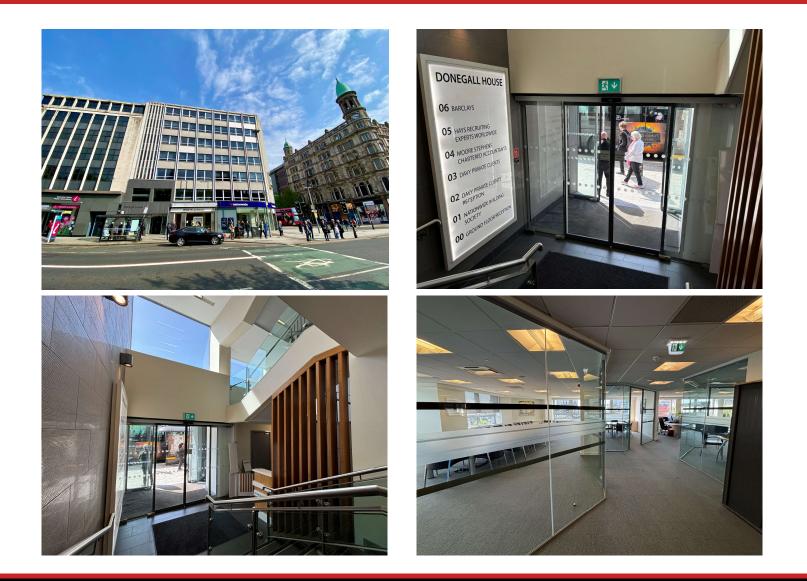


DONEGALL SQUARE NORTH

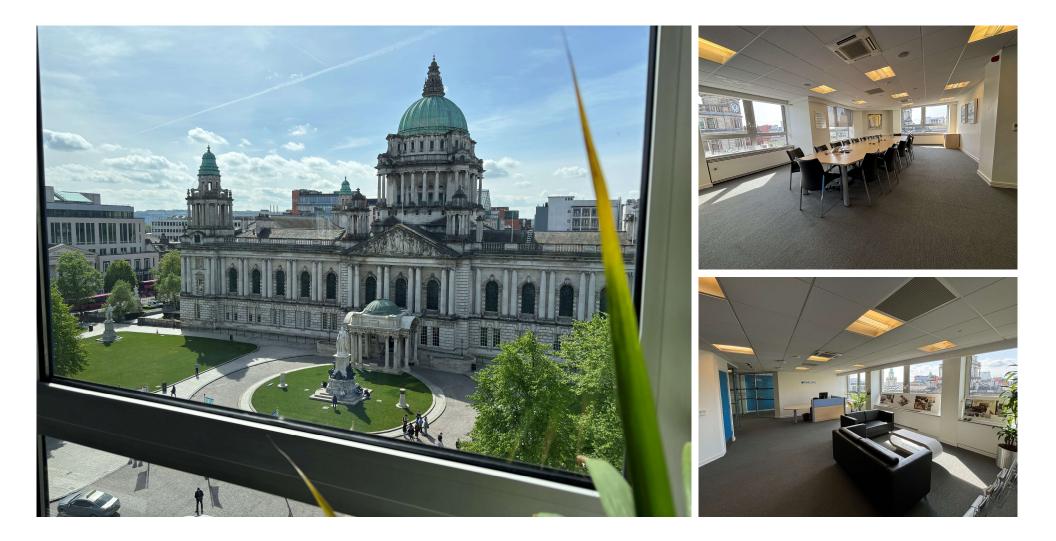
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LEASE TERMS

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.



Energy rating and score

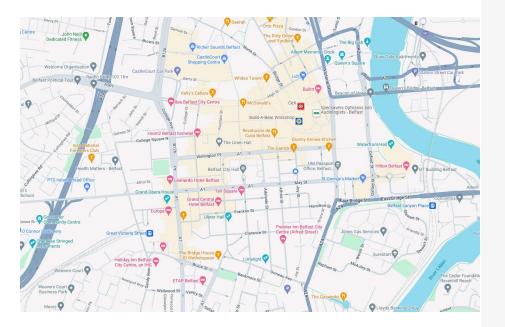
This property's energy rating is D.

Under 0 A+ Net zero CO2 0.25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G

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LOCATION



VIEWING

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



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Contact:	Greg Henry / Ross Molloy	
Tel:	07841 928 670 / 07443 085 690	
Email:	greg.henry@mcconnellproperty.com /	
	ross.molloy@mcconnellproperty.com	

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/uksi/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.

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 given note given or any enter and any statement about the property is made without responsibility on the part of McConnell Chartered Surveyors and its subsidiaries and their joint agents they any for the seller or landlord of the property whose agents they are given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warantee 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 suitability of the property. (iii) No employee any 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 use or or otherwise as to the property in respect of any prospective buyers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or or otherwise as to the property in respect of any prospective buyers or tenant must satisfy themselves or rent may contract twints are given on surveyors in respect of any prospective buyer or tenant must assess or the property in respect of any prospective buyers or tenant must assesses or the property in respect of any prospective buyers or tenant must assesses or the securacy of all information or suitability on the property will be property will be property in respect of dave prospective buyers or tenant must assesses any any prospective buyer or tenant must assisfy themselves concerning the correct VAT position. (v) Except in respect of dave prospective buyers or tenant must assisfy themselves or northorwise as or generol and property assesses or agents, they are given on a systement any contract with the seller or any prospective buyers or t