

**McConnell**



**028 90 205 900**  
mcconnellproperty.com



**TO LET - LAST REMAINING FLOOR**

## **Newly Refurbished City Centre Office Accommodation**

**1<sup>st</sup> Floor  
Sessia House  
61-67 Donegall Street  
Belfast  
BT1 2QH**

- Excellent City Centre location
- First Floor suite of 2,282 sq ft
- Last remaining suite

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

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E: info@mcconnellproperty.com

## 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 and Talbot Street 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 throughout.

The property has recently undergone extensive refurbishment both externally and internally. The subject suite is now fully fitted (as per the plan) and finished to a very high standard to include carpet floor coverings, newly plastered and painted walls, suspended ceiling with LED lighting and excellent natural lighting throughout.

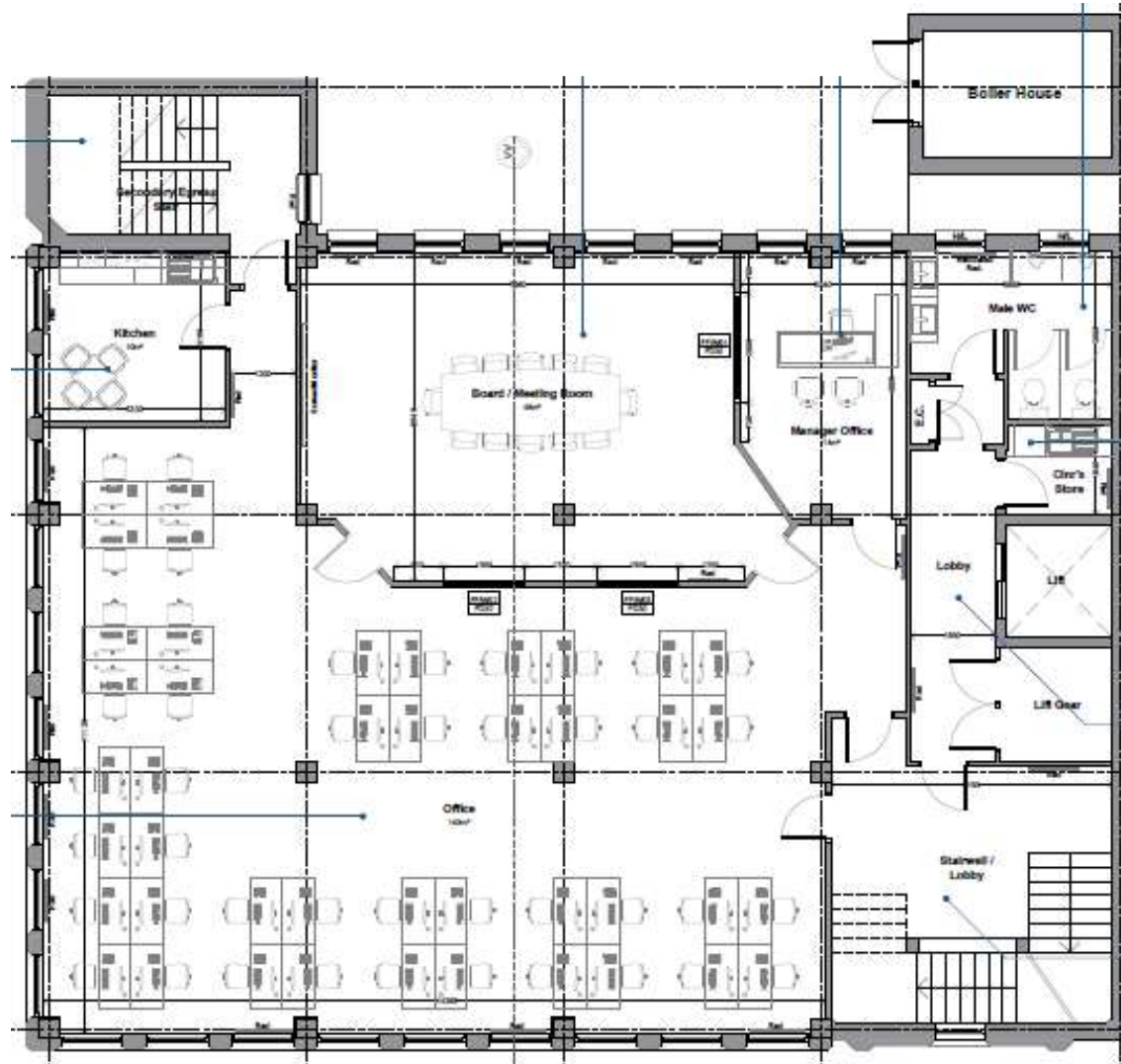
There are also up to 26 No. car parking spaces available on site, please contact the agent for further details on allocation.



## ACCOMMODATION

Floor	Sq Ft	Sq M
First	2,282	212
<b>Total Internal Area</b>	<b>2,282</b>	<b>212</b>

1<sup>st</sup> FLOOR PLANS



TO LET – 1<sup>st</sup> Floor, Sessia House, Belfast, BT1 2QH

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JLL Alliance Partner



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## LEASE TERMS

Rent - £20.00 per sq ft exclusive.

Term – By negotiation.

## RATES

The property is to be reassessed upon completion. We have been advised of the following by LPS:

**61-67 Donegall Street – 9,214 sq ft**

**NAV:** £99,800 (Source: LPS on-line database)

**Rate in £ for 2024/25:** 0.599362

**Rates payable per sq.ft. (approx.):** £6.50 per sq ft

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

## SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the external repairs, maintenance, security and upkeep of common areas.

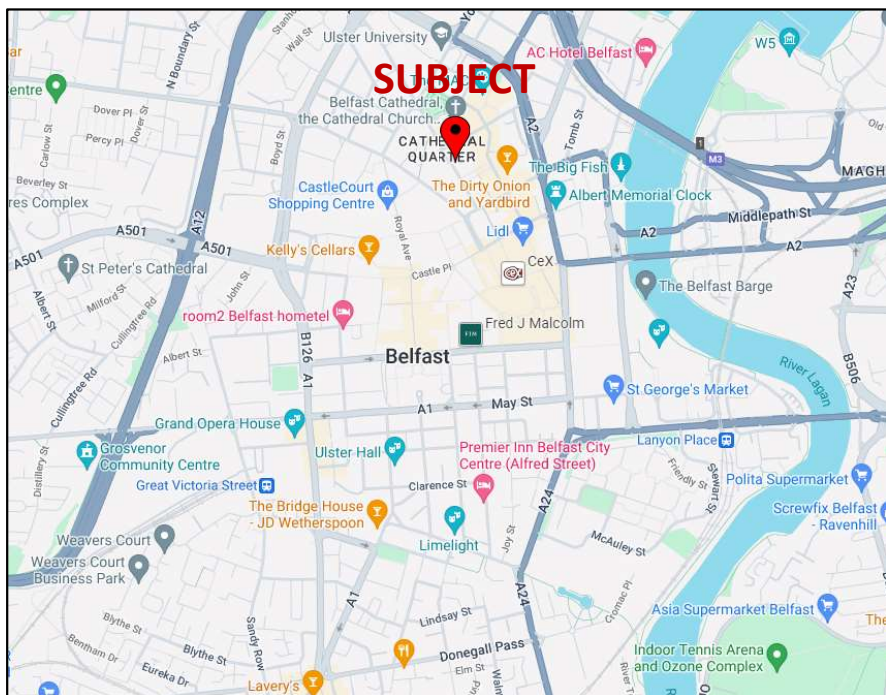
## VAT

The building is opted to tax and therefore VAT is applicable on rent and other outgoings.

## EPC

Full certificates can be made available upon request to the agents.

## LOCATION



## VIEWING

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

# McConnell

**JLL** Alliance Partner

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### 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/ukksi/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 Property. 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.