# McConnell () JLL Alliance Partner





## **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 T: 028 90 205 900 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.

Neighbourhood Café occupy the ground floor and Edwards & Co occupy the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

### 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 and air conditioning throughout the demised space. 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 carpeted floors, newly plastered and painted walls, suspended ceiling with LED lighting and excellent natural lighting throughout.

There are also up to 25 No. car parking spaces available on site, please contact the agent for further details on allocation.



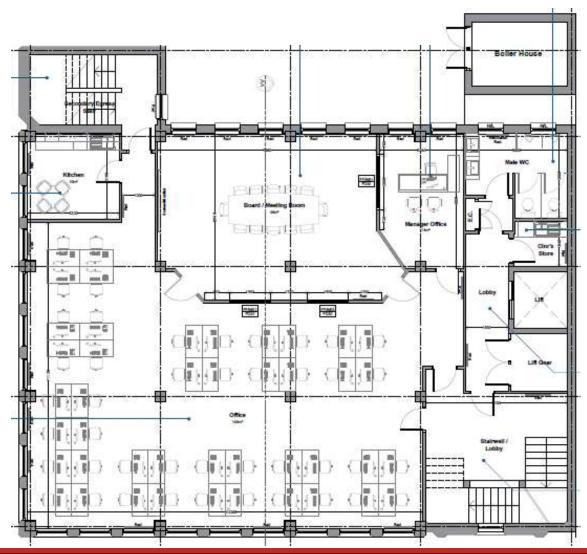
McConnell ()

Ulster University Campus

### ACCOMMODATION

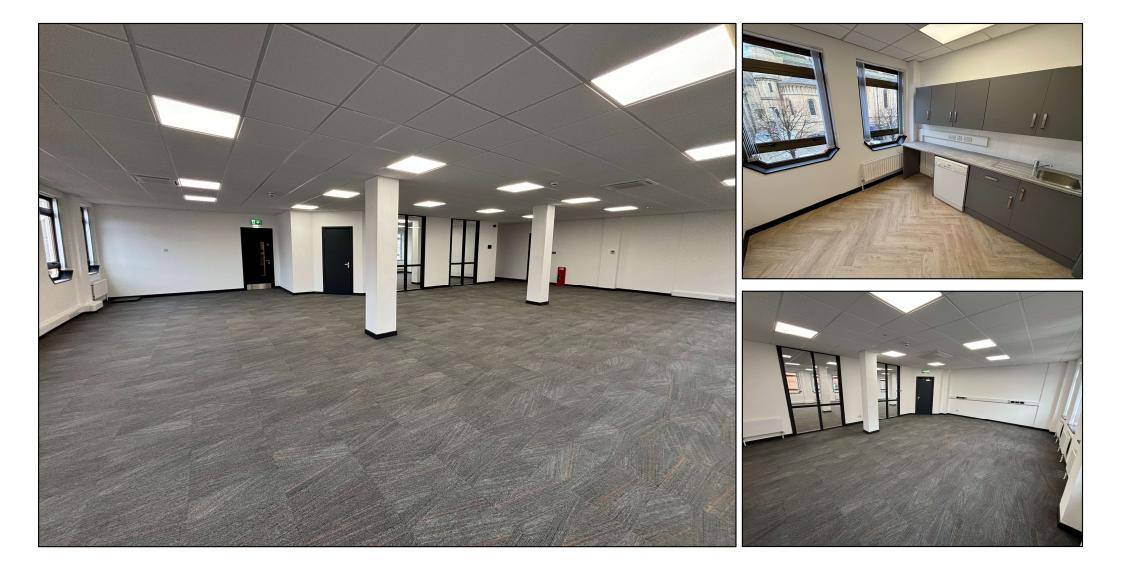
Floor	Sq Ft	Sq M
First	2,282	212
Total Internal Area	2,282	212

### 1<sup>st</sup> FLOOR PLANS



Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

McConnell



Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

### **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.

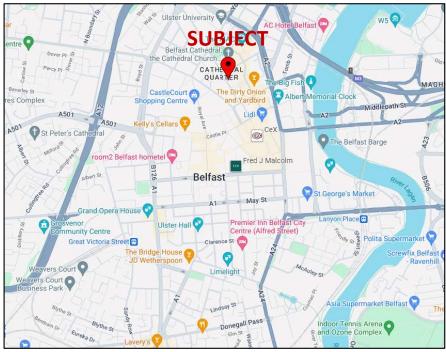


Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

McConnell

JIL Alliance Partner

### LOCATION



### 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 /	
	ross.molloy@mcconnellproperty.com	

Montgomery House 29-31 Montgomery Street BT1 4NX

#### **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 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.

Disclaimer: McConnell Property 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 abolity on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, distance or area given or availability on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (iii) Any description, distance or area given or any reference made to condition, working order or availability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any torber information set on these particulars or otherwise 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 NucConnell Property shas any authority to make or give any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (V) Except in respect of any prospective purchase or letting including in respect of any re-sale potential or any using from the use of these particulars or any information provided in respect of the property or its employees or agents. McConnell Property are in leader or therwise howsoever, for any loss arising from the use of these particulars or achitects' drawings or specification or scope of works or amentices, infrastructure or services or information adde or given fraudulently by McConnell Property (i) on the prosperty (ii) necero accuration, photograph, here any statement or information and be represented in respect of the property. (iii) no employee of all correct VAT position. (V) Except in respect of any prospective purchase or letting including in respect of any re-sale potential or any information provided in respect of the property will be