



McConnell

JLL Alliance Partner

CUSHMAN & WAKEFIELD

McCOMBE PIERCE



6-9 Donegall Square South, Belfast, BT1 5JA
Fully Fitted and Fully Furnished Office Suite of approx. 5,138 sq ft.

Location

The Metro building is located in the heart of Belfast city centre, the capital of Northern Ireland. Belfast is the 15th largest city in the UK and second largest on the island of Ireland and lies approximately 100 miles (161 km) to the north of Dublin.



AIRPORTS

Belfast has an excellent infrastructure network and is well connected to the rest of Ireland and to mainland UK. George best city airport is located approximately 4 miles (6 km) from the city centre with Belfast international airport approximately 23 miles (37 km) north-west.



RAILWAYS

The two principal railway services in the city centre include Great Victoria Street and Belfast central, the latter of which provides a direct link with Dublin. Weavers Court Transport Hub, once completed, is also in close proximity.

MOTORWAYS

Belfast has good road communications being positioned within close proximity to the M2 linking the north and west of the province and the M1 which links with Dublin in the south.



COMMERCIAL PORTS

In addition Belfast has a large commercial port that is also used for passenger ferry services with regular sailings to Scotland, England and Wales.



Why Belfast

The city has a number of specialisms including financial services technologies, Cyber Security, Software Development, fund administration operations and risk, regulation and compliance. A talented and strong labour market, low cost base and good quality of life are driving global companies to consider Belfast as a base.



Belfast is Europe's leading FDI destination for new software development.



Highly educated and skilled workforce. One of the youngest populations in Europe – 53% is under the age of 40.



Northern Ireland is the world's top region for Financial Services technology inward investment.



A resilient digital network provides high-speed voice and data connections throughout the world.



DANSKE BANK

VICTORIA SQ

ULSTER BANK HQ

BANK OF IRELAND HQ

CITY HALL

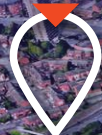
M
METRO

Transport Connections

Metro is located on the Belfast Glider Rapid Transport System route and is a short walk from the recently commenced Belfast Transport Hub, Weavers Cross.



WESTLINK
TO M1



WEAVERS CROSS
TRANSPORT HUB



CITY HALL



VICTORIA SQ



M2



M3



LANYON PLACE
TRAIN STATION

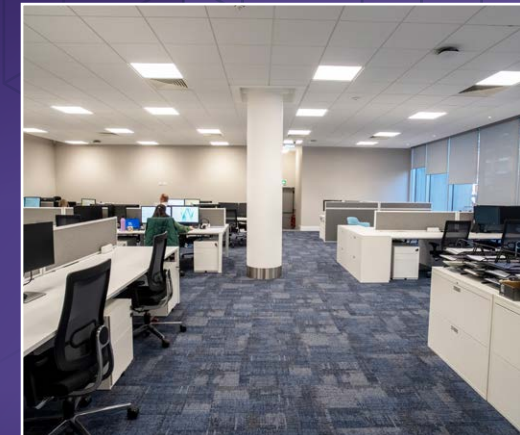
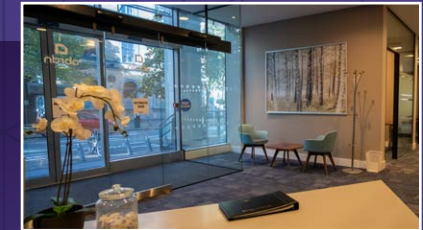


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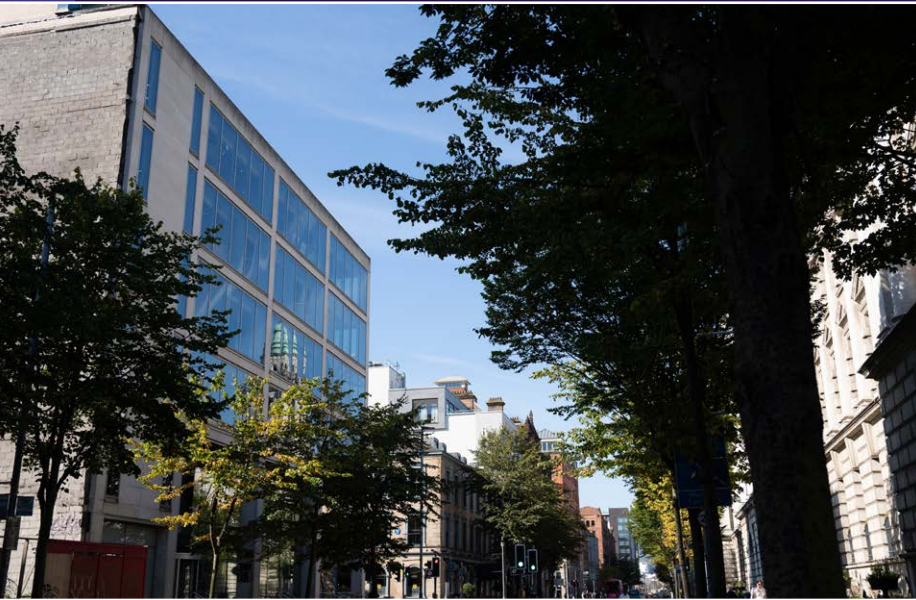
The Metro building is located in the heart of Belfast's prime office area on the prestigious Donegall Square facing Belfast City Hall.

The suite is approx. 5,138 sq ft, split to include a reception, open plan desking, a kitchen, meeting rooms and a boardroom. The suite is fully fitted and furnished to an excellent standard internally to include: raised access flooring with carpet floor coverings, suspended ceiling with recessed LED lighting, Manned building reception, Bike storage and shower facilities.

In addition the building benefits from a dedicated basement car parking facility for 50 cars.



Photos



Further Details

Rent

On application.

Term

Negotiable.

Rates

Approx. £60,000 payable per annum

EPC

Full certificates can be made available from the Agents.



Contact

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