



TO LET
EXCELLENT
1ST FLOOR OFFICE /
STUDIO SPACE

9 **DONEGALL**
STREET PLACE
Belfast BT1 2FN

Converted warehouse building in
prime Cathedral Quarter location

Ideal accommodation for small firms

Suite extends to 445 sq ft

McConnell



028 90 205 900

mcconnellproperty.com





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LOCATION

Donegall Street Place is located off Donegall Street, in the heart of Belfast's thriving Cathedral Quarter, which has become particularly popular with the arts and technology sectors.

The area has undergone significant redevelopment over the last number of years. There is on street parking on Donegall Street and a number of public and private car parks in the immediate vicinity.

DESCRIPTION


The first floor is now available in this excellent former warehouse building, which has been sympathetically refurbished to provide modern office accommodation.

The first floor comprises a bright open plan office with wooden panelled ceiling and laminate wooden flooring. Kitchen and W.C facilities are also contained within.

ACCOMMODATION

| Accommodation | Sq Ft | Sq M |
|----------------------------|------------|--------------|
| 1st Floor | 445 | 41.34 |
| Total Internal Area | 445 | 41.34 |





“The 1st floor office is a stimulating work space designed for small professional teams to work alongside like-minded businesses”

Note: Previous tenants fitout for illustration purposes



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LEASE TERMS

Term: A new lease for a term by negotiation.
Rent: £7,700 per annum excl.
Repairs: Effective full repairing and insuring terms subject to a service charge.

RATES

We have been advised of the following by LPS:
NAV: £2,700 (Source: LPS on-line database)
Rate in £ for 2024/25: 0.599362
Rates payable (approx.): £1,618.28

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

VAT

Please note the property has been elected for Value Added Tax.

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EPC

The property has an energy rating of 115E.
Full Certificates can be made available upon request.

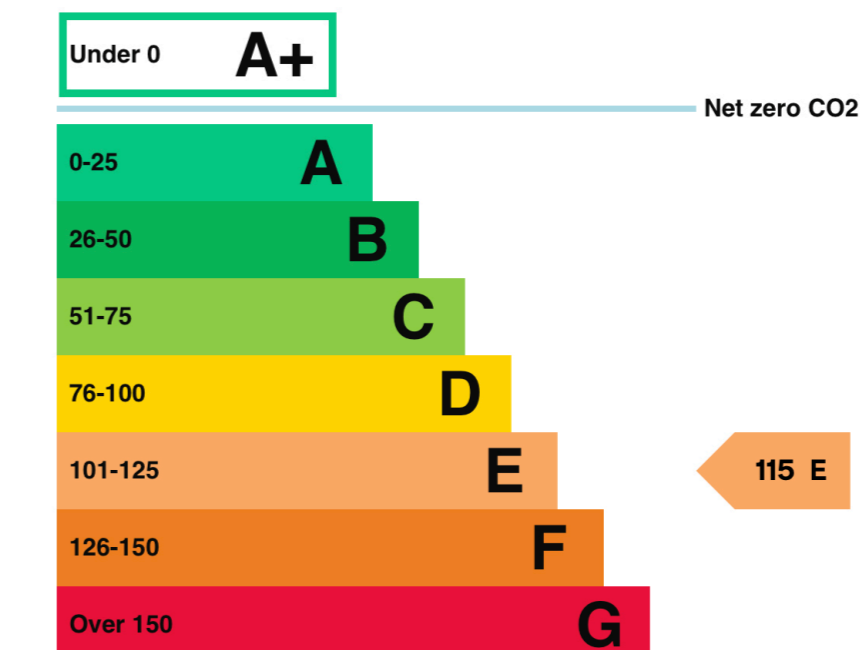
| | | |
|---|--|---------------------------|
| 9 Donegall Street Place BELFAST BT1 2FN | | Energy rating E |
| Valid until 9 August 2026 | Certificate number 0993-0382-1930-4800-8603 | |

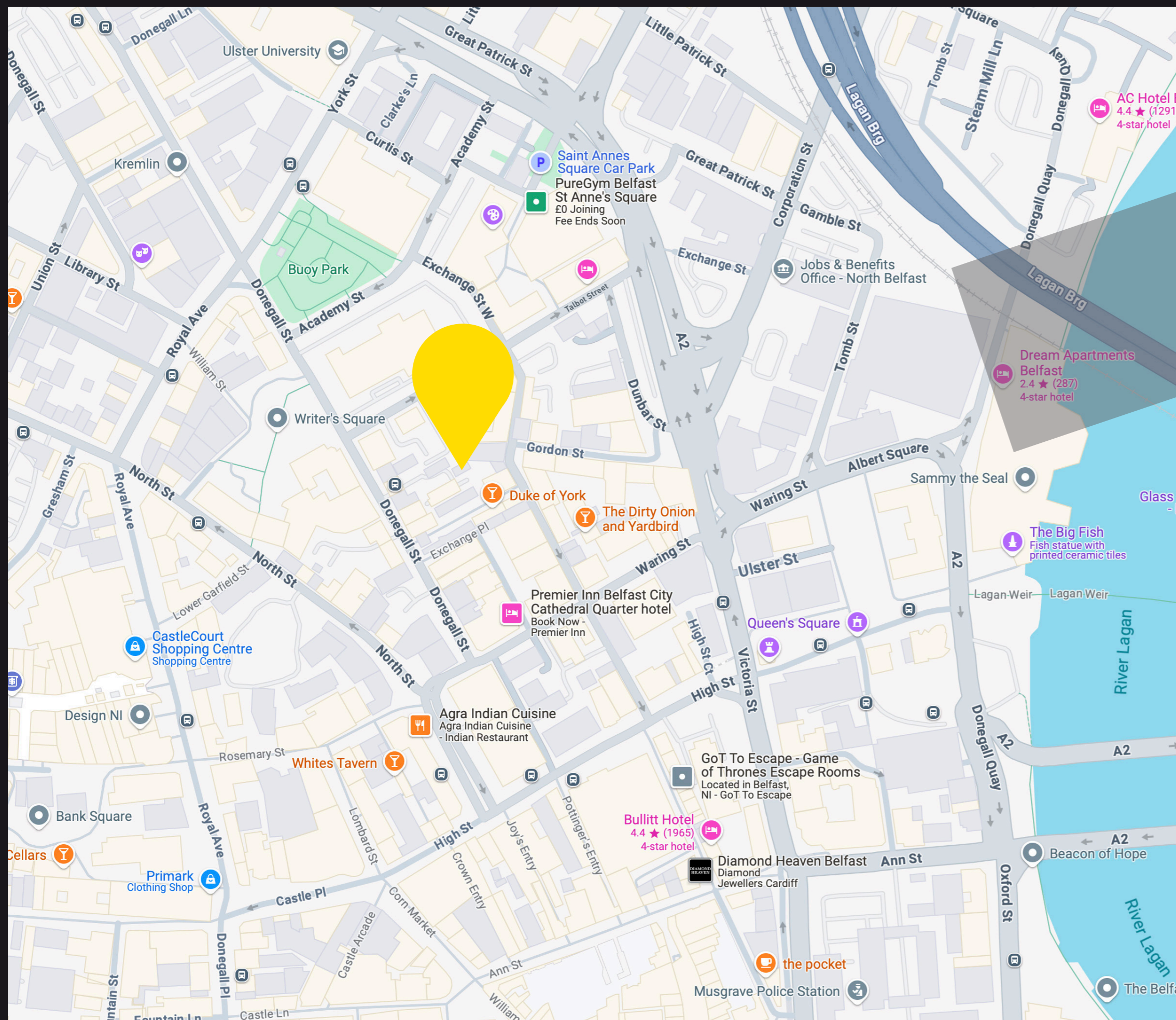
Property type B1 Offices and Workshop businesses

Total floor area 183 square metres

Energy rating and score

This property's energy rating is E.





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VIEWING

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

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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/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 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.

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