

# THE SQUARE

6-14 CHICHESTER STREET, BELFAST

PRIME GRADE **A** OFFICE  
& RETAIL SPACE TOTALLING  
31,420 SQ FT, SOUTH FACING  
OVERLOOKING CITY HALL.





## LOCATION

---

The proposed building is located virtually on the square at Belfast City Hall end of Chichester Street c.100m from the front of Belfast City Hall. The property is located on the Northern side of Chichester Street, which enjoys a south facing aspect. Since the opening of Victoria Square, Belfast and Northern Ireland's premier shopping centre, on Chichester Street, the pedestrian flow has increased dramatically; Chichester Street is now a direct route from the traditional prime pitch of Donegall Place to Victoria Square. The location is next door to Marks and Spencer, Belfast City Hall and the prime office locations of Donegall Square and Chichester Street within the Central Business District.

Arthur Street, which is close by, connects Chichester Street and Cornmarket, a popular niche retailing location with retailers including Jack Wills, Jigsaw and Cath Kidston. Along with the benefit of a high volume of pedestrian footfall, the subject property also benefits from a very high volume of traffic. The site is a strong retail pitch and a prime office location within Belfast City Centre and in close proximity to cafes, restaurants and bars such as; Revolucion De Cuba, Cafe Parisien, The Garrick, Avoca, Bubbacue, Boojum and Caffè Nero. The NCP multi storey car park is within the immediate vicinity of the site.



## DESCRIPTION

The development proposals are for a new high specification Grade A retail/office building arranged over basement, ground and 5 upper floors. Planning consent has been granted for a high specification Grade A office scheme with a contemporary facade and development can commence late 2018 .

## BELFAST

- 2 hours from Dublin
- 40GB per second telecoms link
- Great universities
- Operating costs on average 20% - 30% lower than the rest of Europe
- Belfast is one of Europe's most exciting cities to live in
- Depth of skills for finance, auditing, marketing, consulting & legal services

## SPECIFICATION

The building proposed will be of high quality, modern retail and office building to be fitted to a specification, to include:-

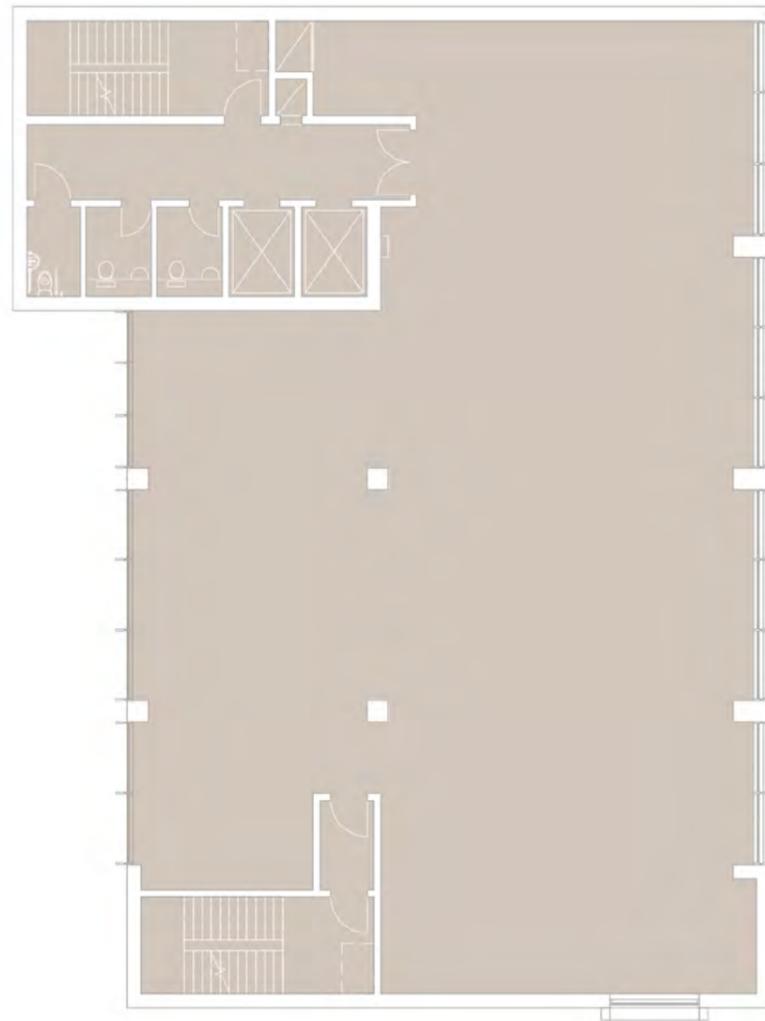
- Modern Iconic Design
- Floor finishes;
- Air conditioning/heating;
- Plastered/painted walls;
- Suspended ceiling with recessed lighting;
- WCs finished to a high standard.

*At this stage an occupiers requirements can be taken into account and the specification / design amended accordingly to suit.*

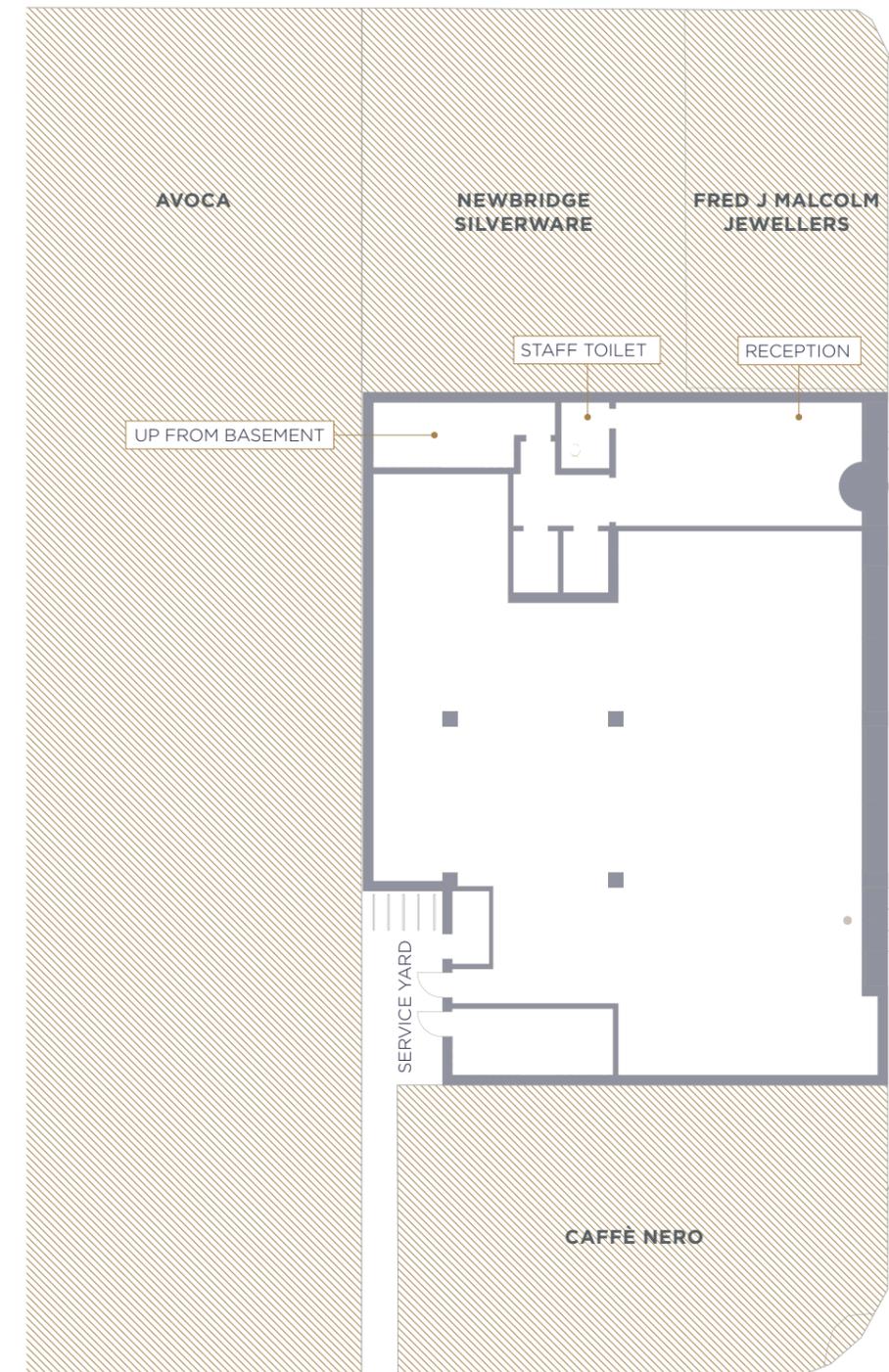
## ACCOMMODATION

FLOOR	SQ FT	SQ M
Basement	4,844	450
Ground Floor	4,349	404
First Floor	4,531	421
Second Floor	4,704	437
Third Floor	4,704	437
Fourth Floor	4,704	437
Fifth Floor	3,584	333
<b>TOTAL</b>	<b>31,420</b>	<b>2,919</b>

## TYPICAL UPPER FLOOR PLAN



## GROUND FLOOR RETAIL PLAN





TITANIC BELFAST

SSE ARENA

WATERFRONT HALL

HILTON HOTEL

BT TOWER

MERCHANT HOTEL

SCOTTISH PROVIDENT BUILDING

MARKS & SPENCER

DANISKE BANK

THE SQUARE

BELFAST CITY HALL

VICTORIA SQUARE

ULSTER BANK

GRAND CENTRAL HOTEL

NCP CAR PARK

BANK OF IRELAND

LAW SOCIETY HOUSE

## LEASE DETAILS

---

**RENT**  
Upon request

**TERM**  
Negotiable

**RENT REVIEW**  
Every 5 years

**REPAIRS**  
Tenant's responsibility

**INSURANCE**  
Tenant's to pay a fair proportion  
of the insurance premium

**LEASE**  
Full repairing and insuring basis

## NET ANNUAL VALUE

---

The property is to be assessed  
by Land & Property Services.

## VAT

---

The property will be VAT registered  
and therefore VAT will be  
charged in addition to the rent.



# THE SQUARE

6-14 CHICHESTER STREET, BELFAST

## CONTACT

For further information, please contact

### Douglas Wheeler

T: 028 9026 9202

E: [dwheeler@lsh.ie](mailto:dwheeler@lsh.ie)

LSH, Clarence House,  
4/10 May Street  
Belfast, BT1 4 NJ

### Greg Henry

T: 028 9026 9265

E: [ghenry@lsh.ie](mailto:ghenry@lsh.ie)

LSH, Clarence House,  
4/10 May Street  
Belfast, BT1 4 NJ

### Simon McEvoy

T: 028 9026 7831

E: [simon.mcevoy@savills.ie](mailto:simon.mcevoy@savills.ie)

Savills  
32 -36 May Street  
Belfast, BT1 4NZ

## PROJECT TEAM

**Lambert  
Smith  
Hampton**



**TODD**

**Lambert  
Smith  
Hampton**

**savills**

Details of Lambert Smith Hampton can be viewed on our website [www.lsh.ie](http://www.lsh.ie)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Lambert Smith Hampton/Savills as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.