



CBRE

FOR SALE / TO LET
Donegall Quay – City Centre Office Building
3-4 Donegall Quay, Belfast, BT1 3EA

Donegall Quay – City Centre Office Building

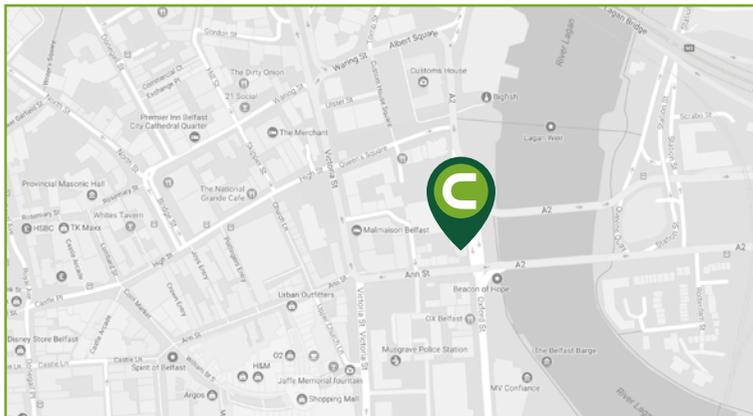
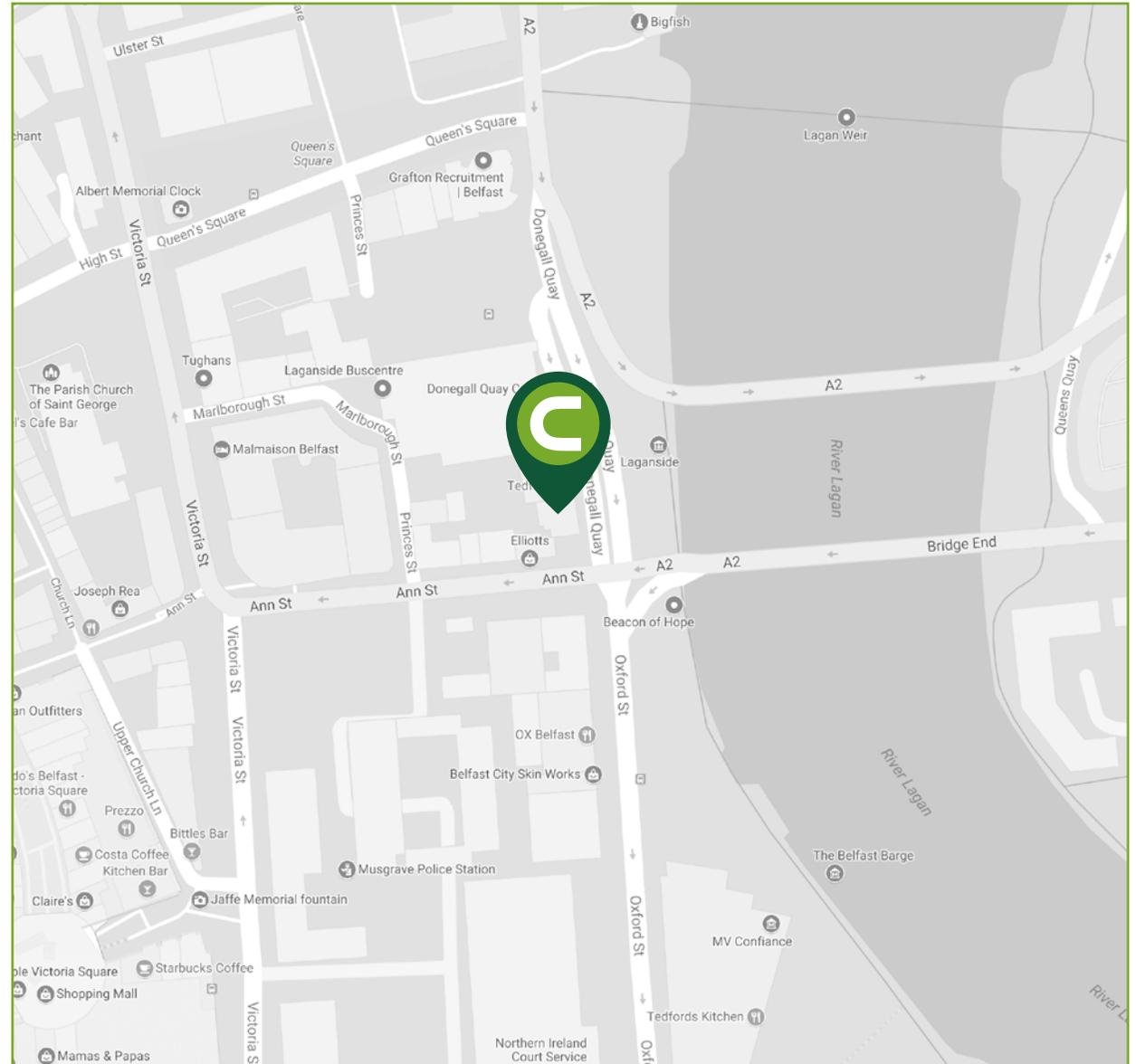
3-4 Donegall Quay, Belfast, BT1 3EA



Location

The property occupies a prominent corner site at the junction of Donegall Quay, Ann Street and Oxford Street and therefore benefits from some of the best views in Belfast. The property is located opposite Queen's Bridge which offers easy access to East Belfast and beyond Holywood and Bangor. The subject is in close proximity to Laganside Bus Centre, Waterfront Hall, office and restaurant premises at Lanyon Quay and Donegall Quay multi storey car park.

In addition, within walking distance, across the River Lagan lie the SSE Arena and Titanic Quarter. Other uses within the area include offices, retail, restaurants/bars and residential in the form of residential apartments. Occupiers in the area include McHugh's Bar, First Trust Bank, Malmaison Hotel, Elliot's Fancy dress, Tedfords Restaurant and the award winning Michelin Star OX Restaurant. The area has seen the development of Obel Tower and The Boat in the last 10 years both mixed Residential and Office developments.



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Description

The subject property comprises of a ground floor with 3 upper floors which are currently being utilised as office space. There is an additional 4th level which lends itself to storage space or office space.

Each floor is finished to include carpeted floors, plastered and painted walls, double glazed units and suspended ceilings with recessed fluorescent lighting. Heating is in the form of Economy 7 storage heaters throughout.

The property is of brick and blockwork construction with a pitched slate roof over. The offices are a mixture of open plan and partitioned private offices with WCS on each floor.

Planning

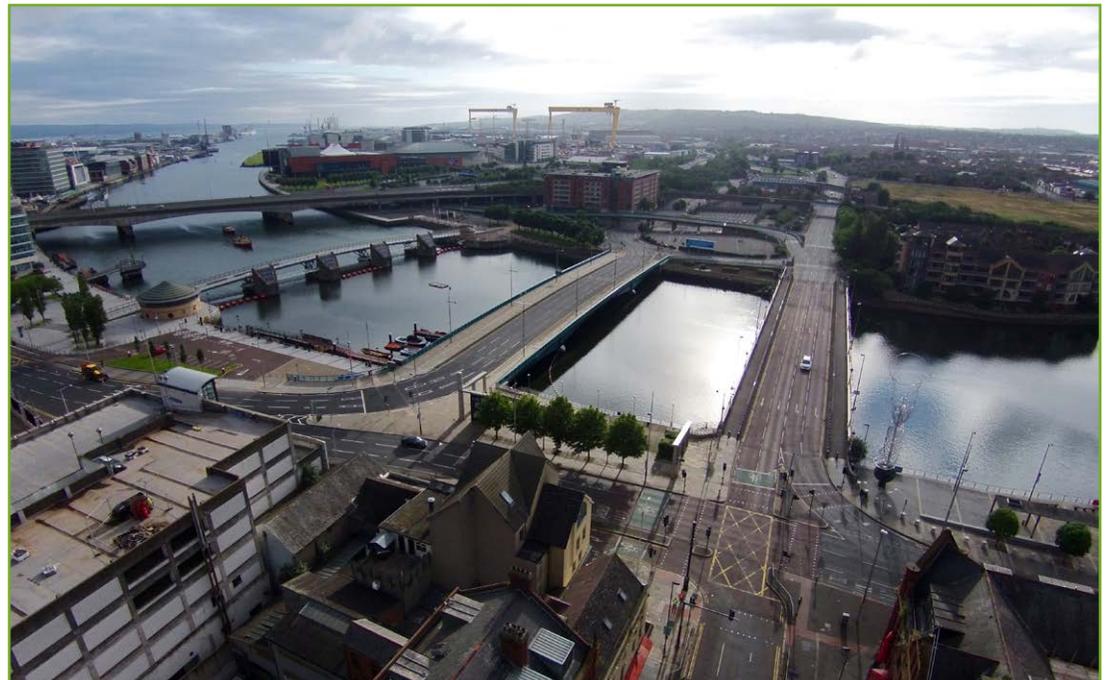
The property is zoned as a City Centre Gateway site under the Belfast Metropolitan Area Plan.

A planning report has indicated that the property may be suitable for redevelopment with the erection of a new building 6-8 storeys high. The planning report can be made available upon request.

Accommodation

Ground floor	1,002	sq ft	93	sq m
First floor	1,273	sq ft	118	sq m
Second floor	1,287	sq ft	120	sq m
Third floor	1,006	sq ft	94	sq m
Fourth floor	618	sq ft	57	sq m
Total	5,186	sq ft	482	sq m

* All areas being approximate



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Information & Contact

Sale Terms

We are asking for offers over £950,000, exclusive.

VAT

All prices, charges and rentals are quoted exclusive of VAT which may be chargeable.

Rateable Value

We are advised by Land & Property Services that the entire property has a Net Annual Value of £41,100. The rate in the £ for 2017/2018 is £0.592681. Therefore, the rates payable are £24,359 per annum.

EPC Rating

The building has been rated as C-73 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request

Lease Terms

Term	Negotiable
Rent	£60,000 per annum, exclusive
Repairs/Insurance	Effective full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.

Contact

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CBRE

The Linenhall	T: 028 9043 8555
32-38 Linenhall Street	W: www.cbre.co.uk/ni
Belfast, BT2 8BG	@CBRE_NI

EPC

Energy Performance Certificate

Non-Domestic Building

Stewards Solicitors
3-4 Donegall Quay
BELFAST
BT1 3EA

Certificate Reference Number:
9350-3046-0633-0000-6021

Northern Ireland

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

Net zero CO₂ emissions

73 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	665
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	66.1
Primary energy use (kWh/m ² per year):	373.35

Benchmarks

Buildings similar to this one could have rating as follows:

30	If newly built
79	If typical of the existing stock

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. August 2019.