

# WELLINGTON BUILDINGS TO LET

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT



# WELLINGTON BUILDINGS

4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT

## Location

The subject property is located within Belfast City Centre, situated on Wellington Street, just off Donegall Square West. The property lies adjacent to Belfast City Hall providing ease of access to both taxi and bus terminals along with the Coca-Cola Zero Belfast Bikes scheme. The area has seen extensive development with several new hotels opening including the Maldron Hotel and Grand Central Hotel. PWC occupy nearby Merchant Square. Occupiers in the area include BNP Paribas, Danske Bank, Grant Thornton, Scottish Provident Building, Caffè Nero and Greggs



# WELLINGTON BUILDINGS

4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT

## Description

The subject property offers a newly refurbished open plan fitted office finished to a high standard. Finishes include carpeted raised access floors, exposed ceiling with suspended LED and fluorescent lighting, heating and cooling. The suite provides a ready to go office which includes:

- Desks and monitors for 60 staff.
- Fitted kitchen
- 2 no. furnished breakout areas/meeting pods
- Cat 6 cabling
- BT Line
- Male and female WC's
- Ground floor entrance lobby with concierge
- 2 no. passenger lifts.

## Tenure

Term	Negotiable
Rent	£20 psf
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £38,300. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £21,916.

## VAT

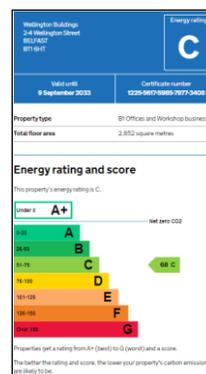
All prices are quoted exclusive of VAT, which may be payable.

## Accommodation

Area		
4 <sup>th</sup> Floor	3,000 Sq Ft	279 Sq M

## EPC

The building has been rated as B-46 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.

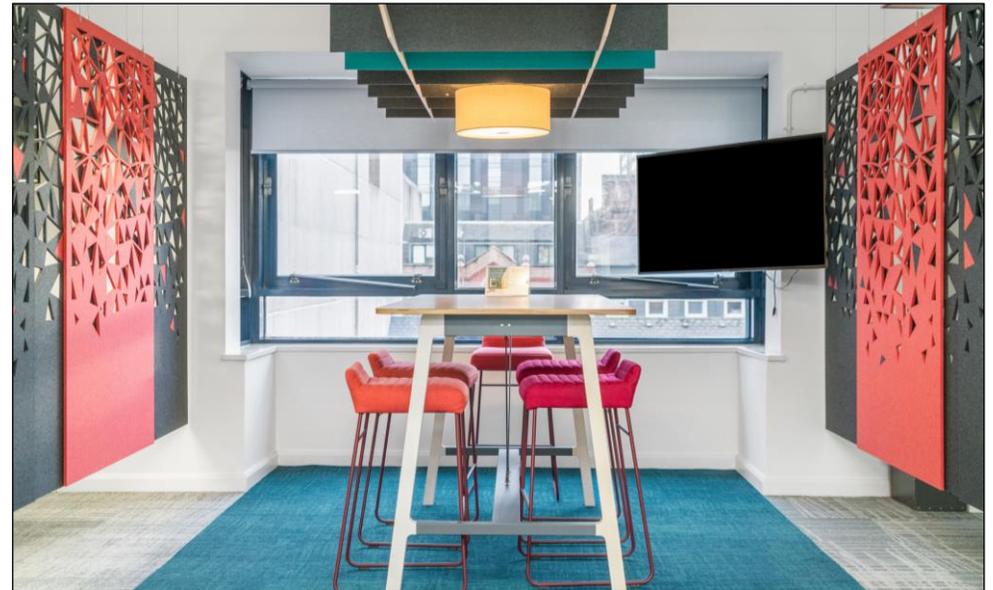
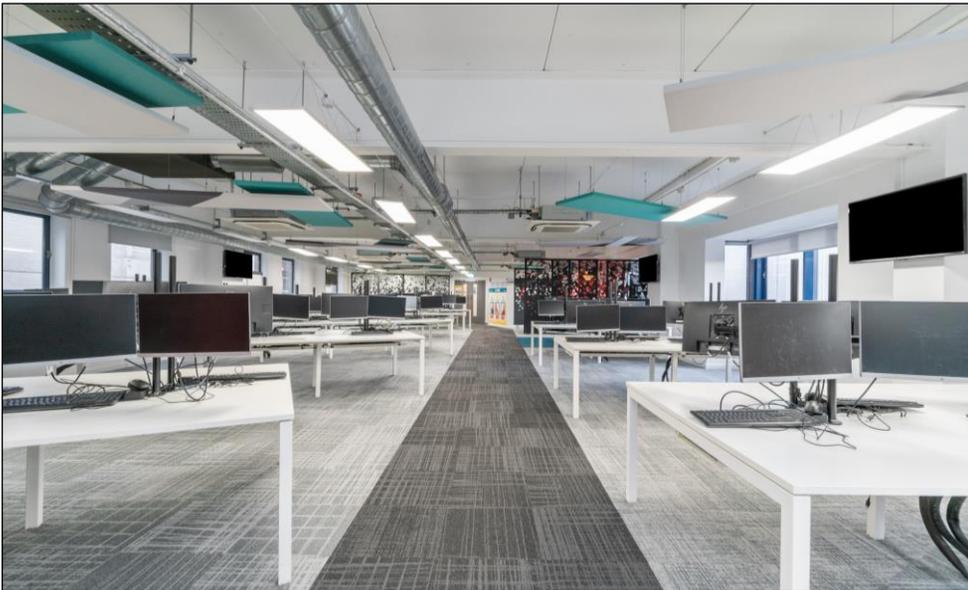
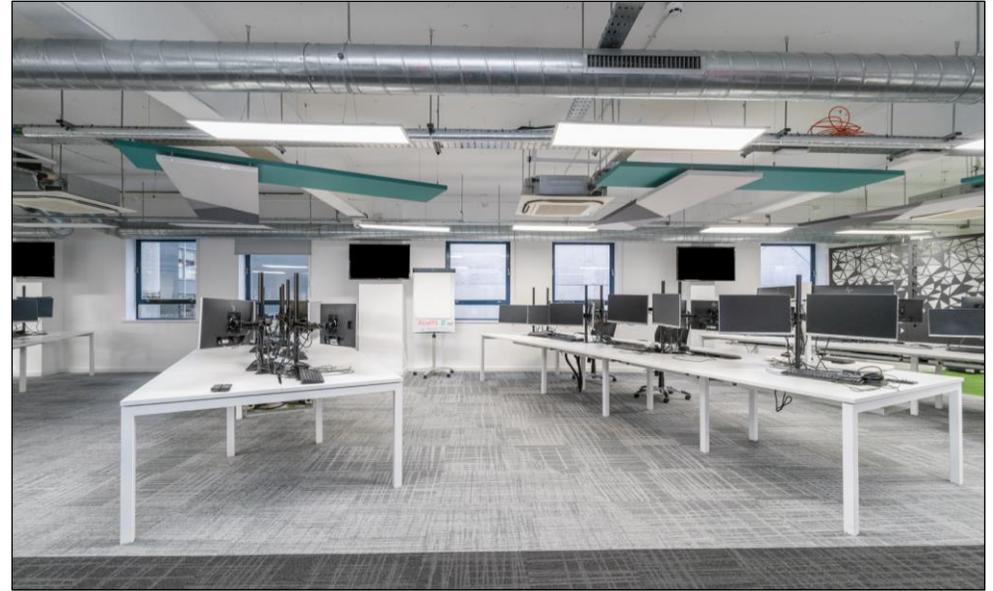


# WELLINGTON BUILDINGS

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT

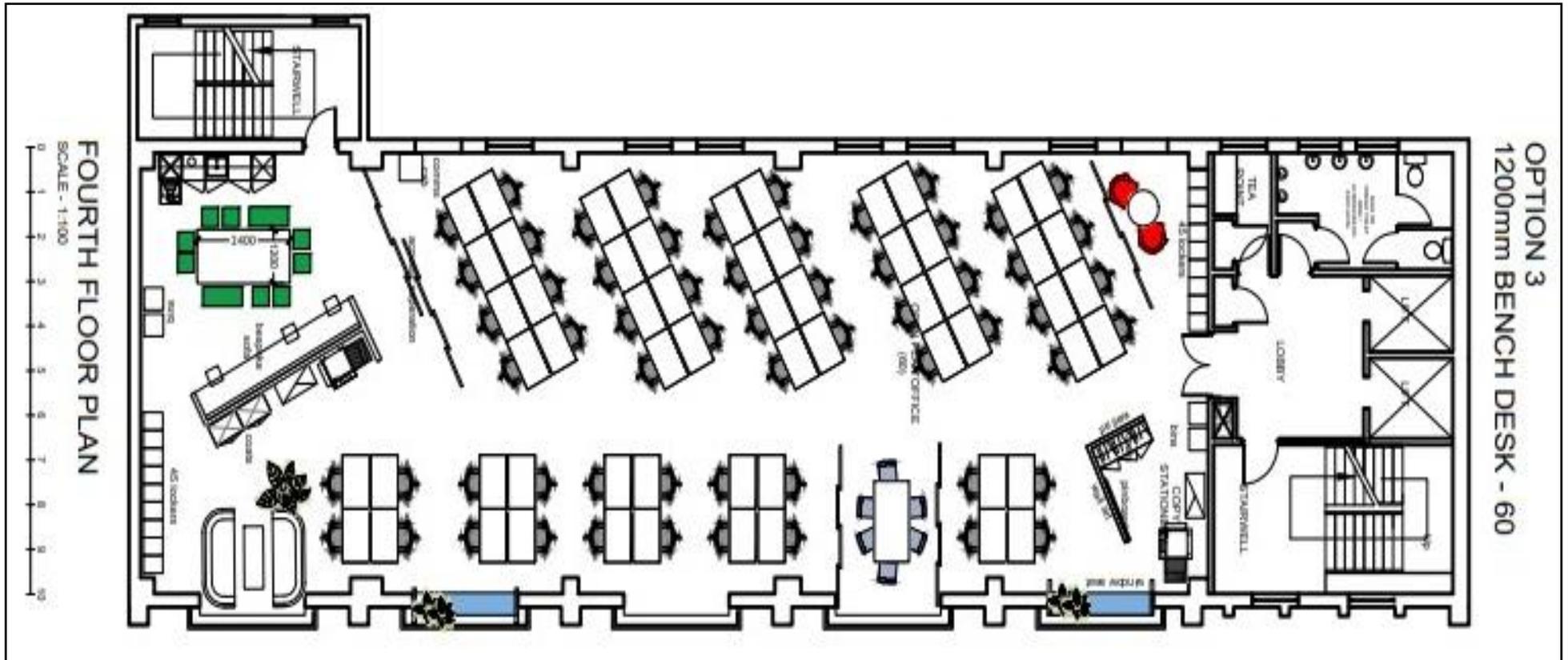
---



# WELLINGTON BUILDINGS

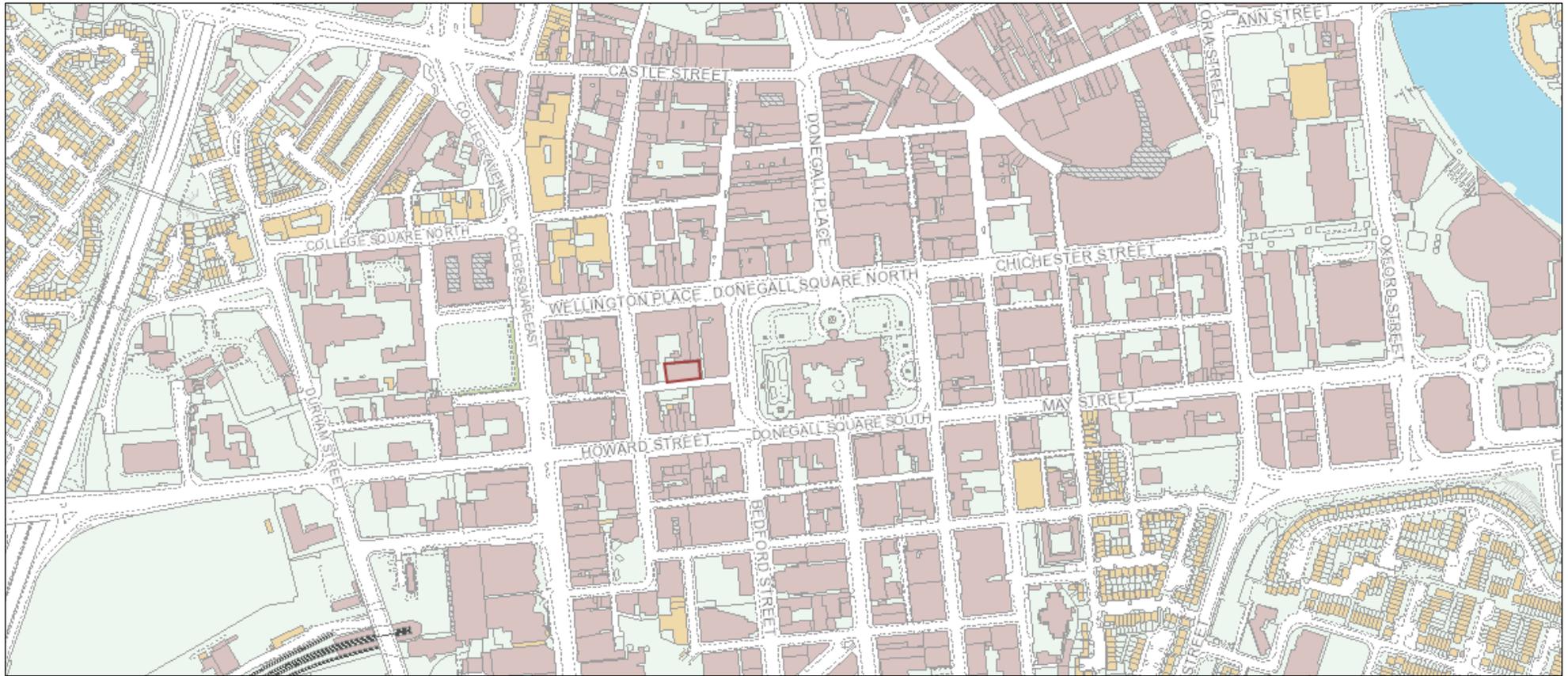
4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT

Floor Plan showing desk layout



# WELLINGTON BUILDINGS

4<sup>TH</sup> FLOOR, 2-4 WELLINGTON STREET, BELFAST, BT1 6HT



## Contact Us

Lisa McAteer  
Senior Director  
T: 07920188003  
E: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

James Turkington  
Senior Surveyor  
T: 07796208416  
E: [james.turkington@cbreni.com](mailto:james.turkington@cbreni.com)

Rory Kelly  
Graduate Surveyor  
T: 07557760331  
E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI 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) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

