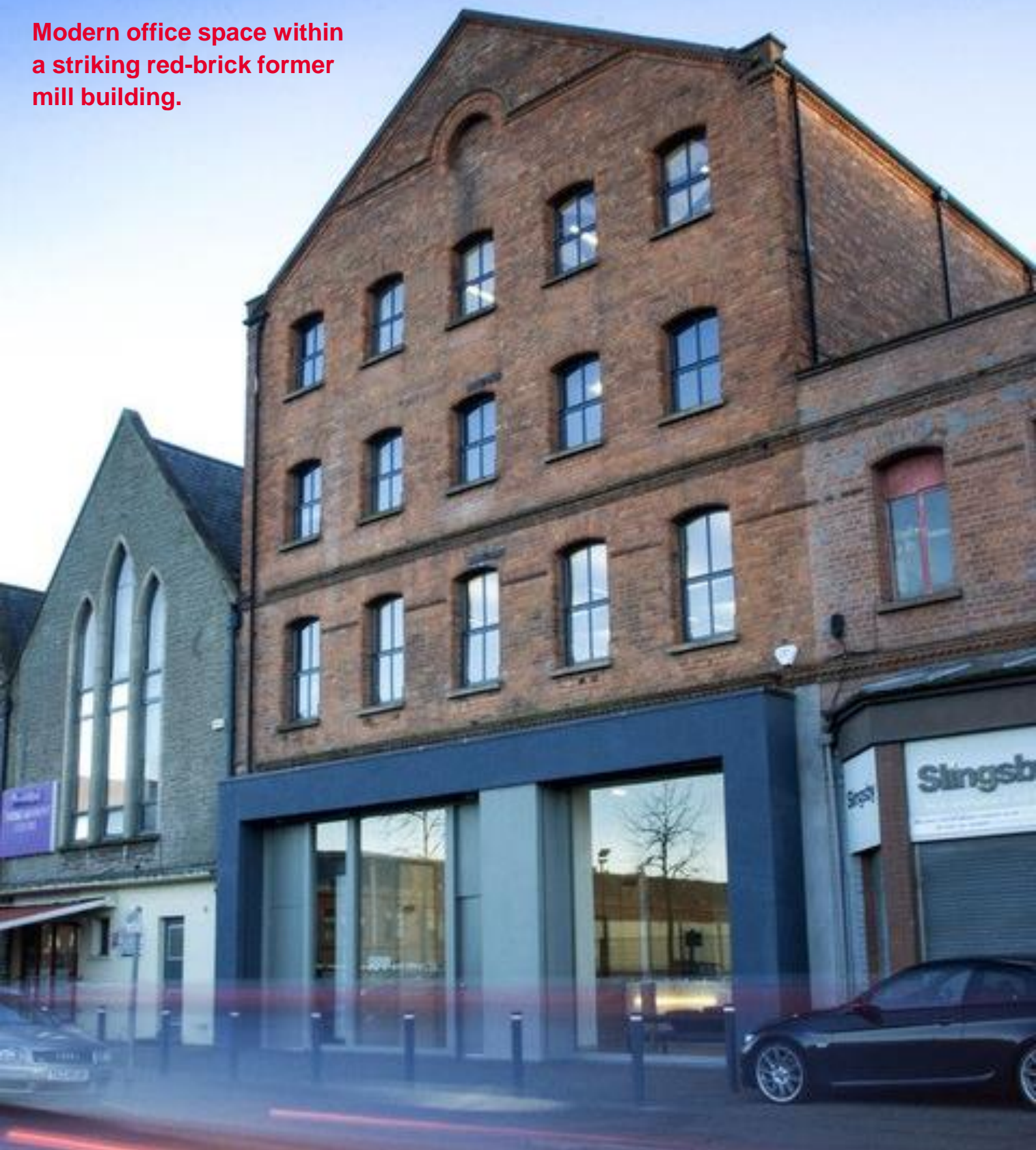


**TO LET**

**1<sup>st</sup> Floor, 155/157 Donegall Pass,  
Belfast, BT7 1DT**

**Modern office space within  
a striking red-brick former  
mill building.**



McCombe Pierce LLP 5 Oxford Street Belfast BT1 3LA  
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Michael Pierce BSc MRICS, Colin McDowell BSc (Hons) FRICS, Robert Toland BSc (Hons) MRICS,  
Paul Ritchie BSc (Hons) MRICS, Michael McCombe MA (Hons) MLE MRICS.

## TO LET

# 1<sup>st</sup> Floor, 155/157 Donegall Pass, Belfast, BT7 1DT

## Location

The subject property is located at the Ormeau Road end of Donegall Pass, close to the junction of Donegall Pass, Ormeau Road and the Gasworks Business Park which is home to occupiers such as Lloyds, Allianz, Herbert Smith Freehills and FinTrU.

The location has changed dramatically in recent years and benefits from excellent transport and infrastructure links with the rest of the city. The Belfast Transport Hub on Great Victoria Street, Lanyon Place Rail Station and Botanic Rail Station are all within a 5-10 minute walk.

On street parking is available whilst there is also short/long term parking available in the carpark immediately opposite the property.

## Description

Occupying a highly prominent position on Donegall Pass, this traditional red brick four storey former mill building has undergone an extensive renovation in recent years whereby many of the original features have been sympathetically restored whilst at the same time providing excellent open plan accommodation to meet modern office needs.

The ground floor offers a double height modern reception with a conference room, two further meeting rooms, kitchen, WCs and lift to the upper floors.

The available accommodation at first floor is mainly open plan with a glazed meeting room/break out space, staff kitchen and WCs.

Finishes include:

- Exposed red brick walls and steelwork.
- Plastered & painted ceilings with pendant lighting.
- Perimeter Trunking.
- Carpeted floors.
- Gas fired under floor heating.
- Double glazed windows to the front and rear elevations affording excellent natural light.

## Accommodation

The premises provides the following approximate net internal area:

	Sq Ft	Sq M
1 <sup>st</sup> Floor Office	1,890	175.59

## Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£35,000 per annum exclusive.
<b>Repairs &amp; Insurance</b>	Full repairing terms & insuring terms.
<b>Service Charge</b>	Levied to cover repairs & maintenance, cleaning, heating, electricity, rates and insurance for the building and use of the conference & meeting rooms.



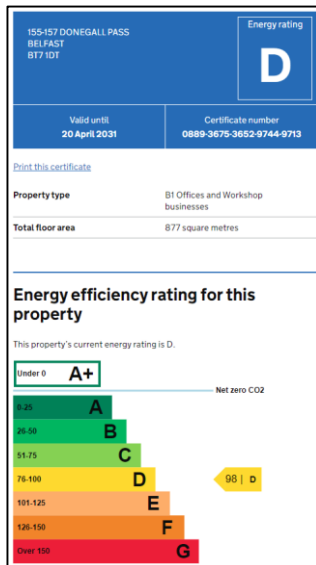
**TO LET**

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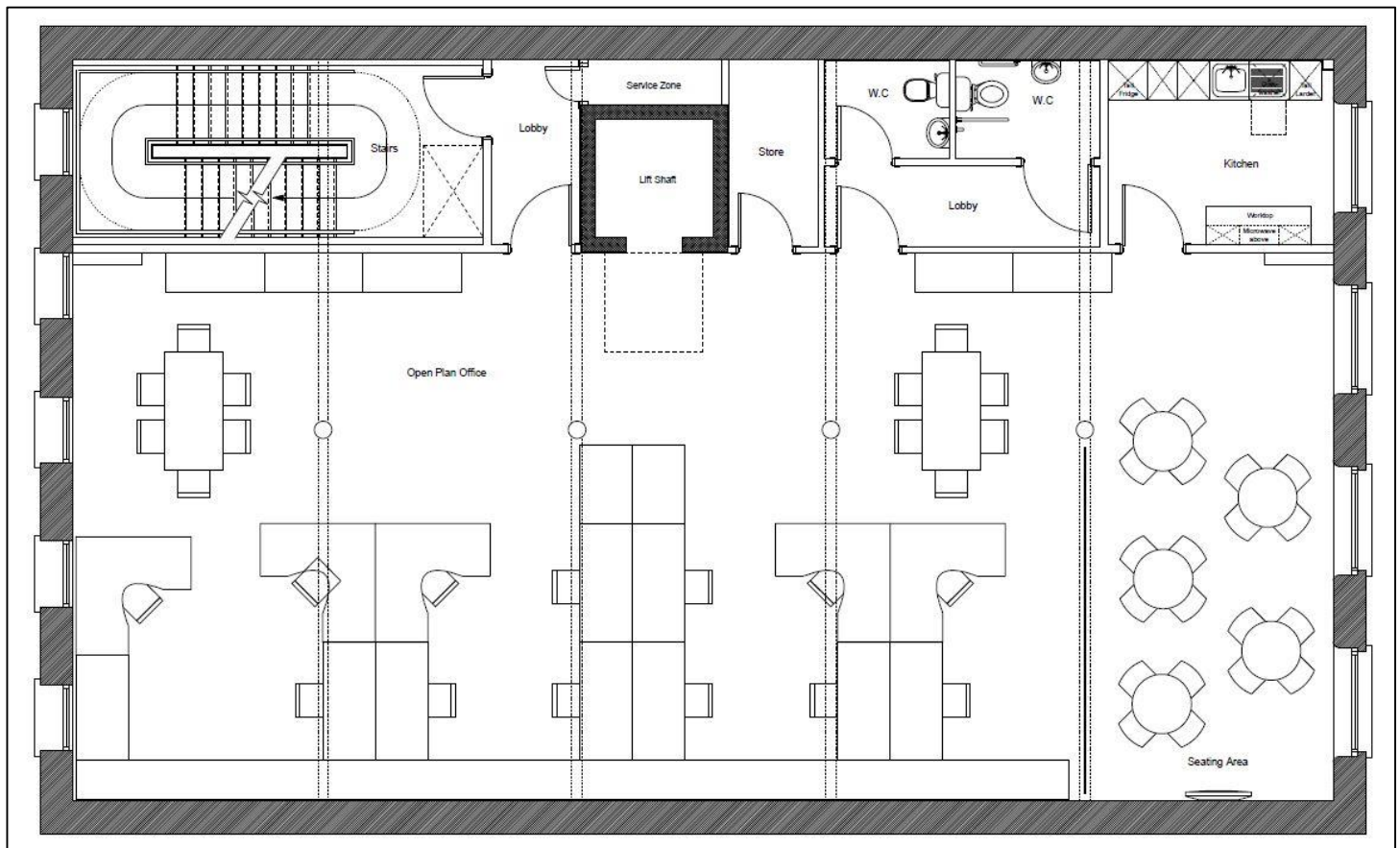
## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

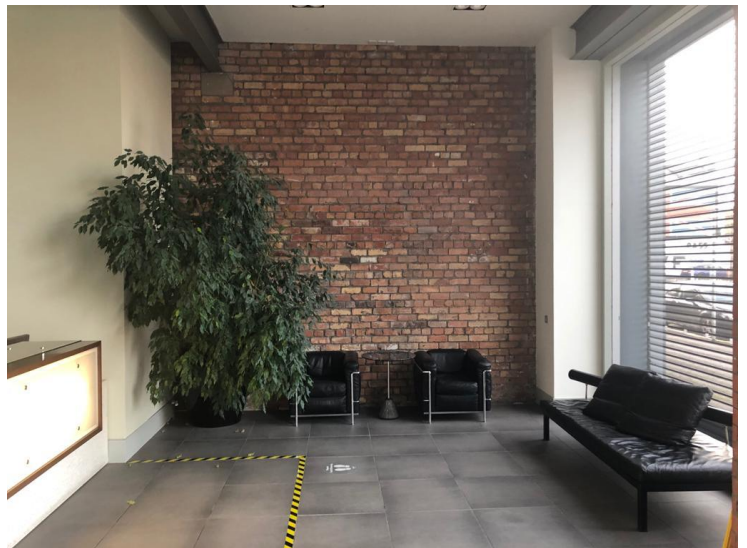
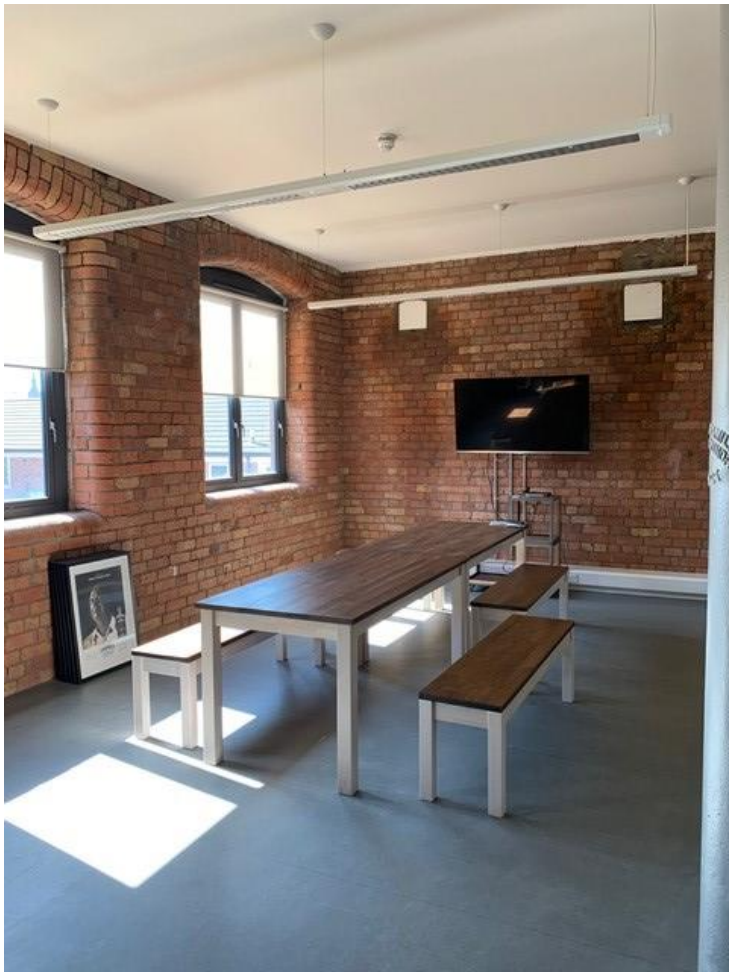
## EPC



Example Low Density Layout – Not to Scale



**TO LET**  
**1<sup>st</sup> Floor, 155/157 Donegall Pass,**  
**Belfast, BT7 1DT**



**TO LET**

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Belfast, BT7 1DT**

**For more information, please contact:**

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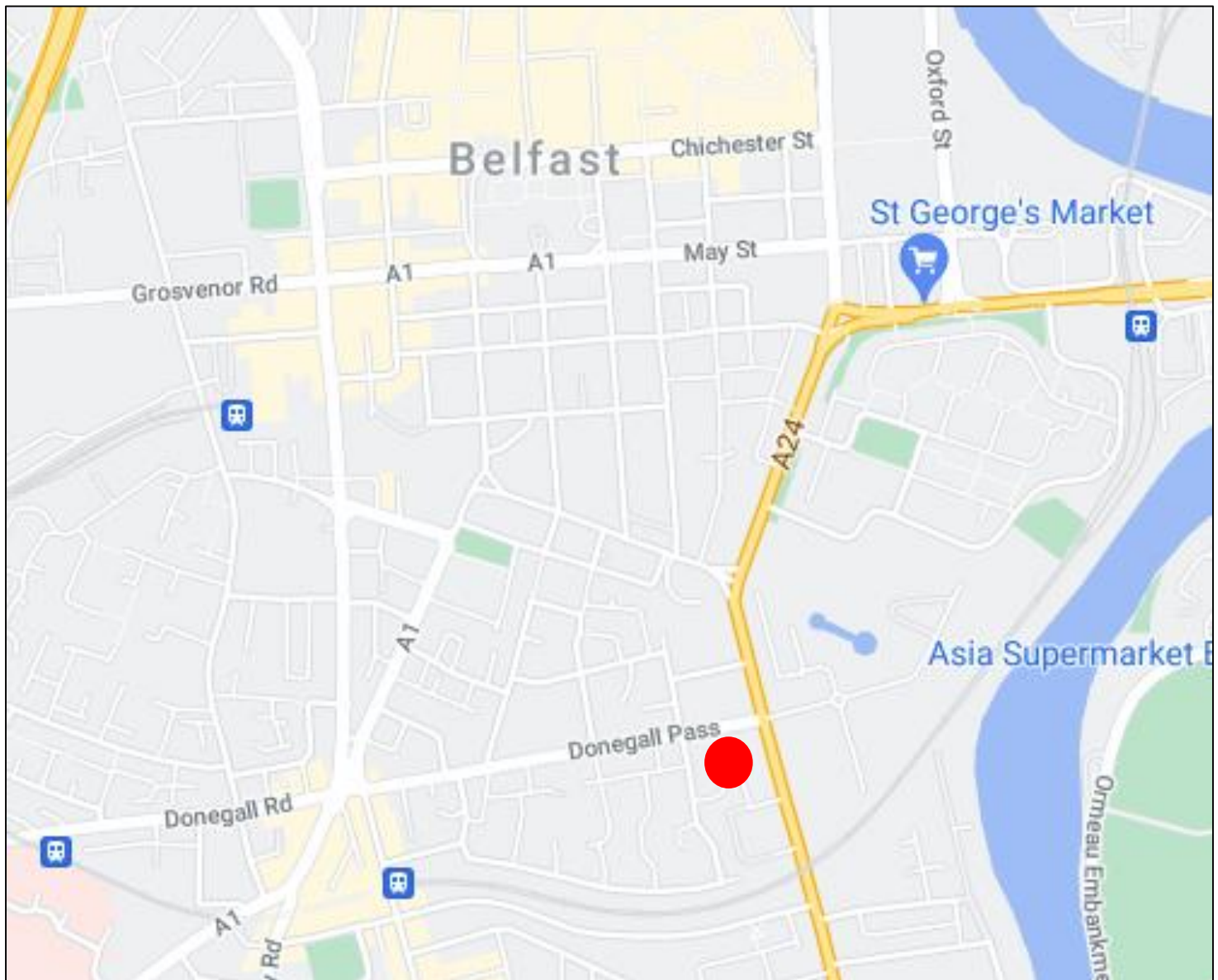
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Not to Scale – For Identification Purposes Only

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