

To Let

Prime Fully Fitted Office Space
One DSS, 1 Donegall Square South, Belfast BT1 5LR



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Location

One DSS is located on an extremely prominent corner position in Belfast's prime office location – Donegall Square South.

Facing City Hall, and adjacent to any of the top occupiers in Belfast, One DSS occupies an unrivalled location.

Other occupiers in close proximity include Bank of Ireland, Ulster Bank/ RBS, Danske Bank, Santander, Barclays and Standard Life Aberdeen Group.

Description

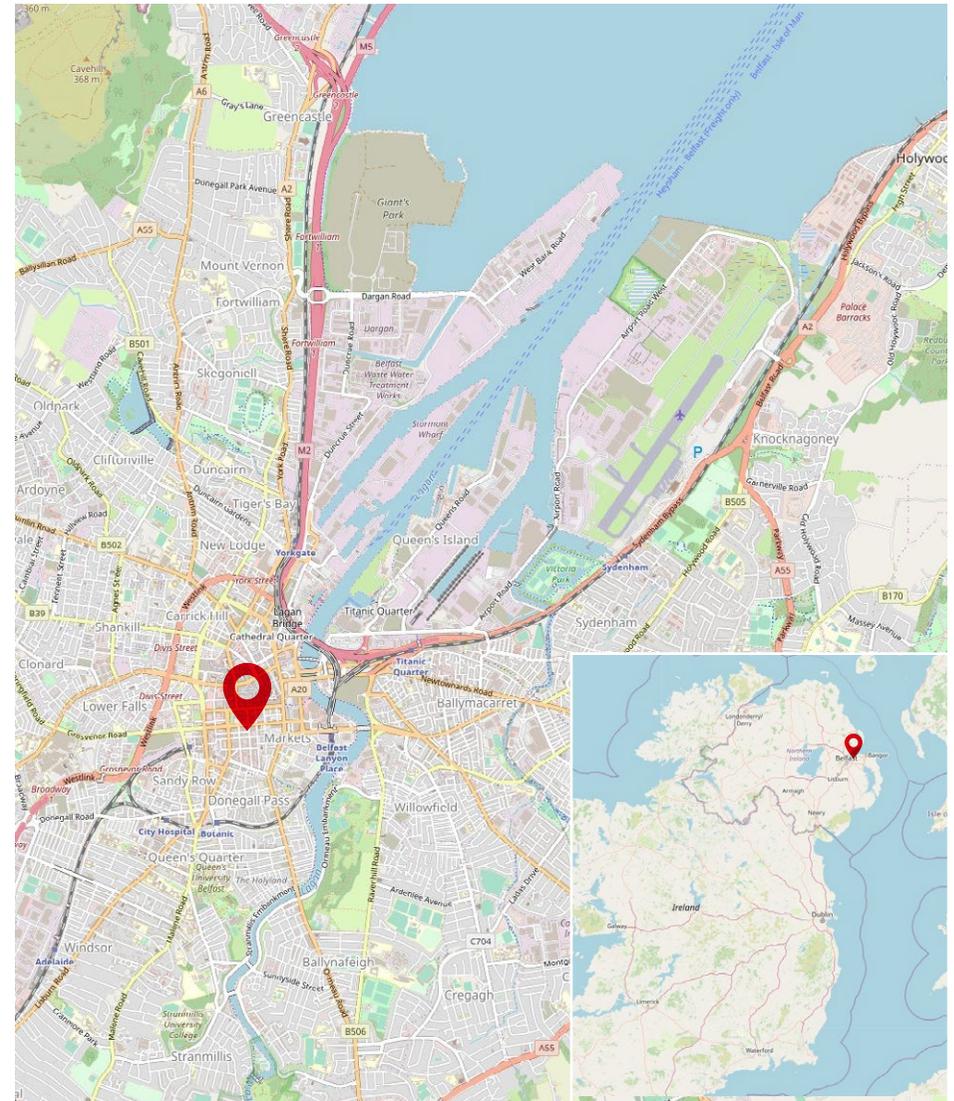
One DSS is a striking modern office building located on the corner of Adelaide Street and Donegall Square South.

The building is arranged over ground and eight upper floors and offers a generous reception/ foyer area at ground floor and excellent open plan offices with an abundance of natural light on the upper floors.

The available space is located on the 2nd floor of the building and has been refurbished to offer excellent turnkey open plan office space with meetings rooms, breakout areas and private facilities.

The building offers:

- Feature Entrance foyer
- Security Turnstiles
- On-site concierge
- Fully air- conditioned space
- Raised access and cabled floors
- New carpet floor covering
- Suspended ceilings with new LED lighting
- Meeting rooms, breakout area, kitchen
- Self contained WC facilities



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Accommodation

The property provides the following approximate gross internal area:

Description	Sq Ft	Sq M
Second Floor Offices	8,090	751.5

Lease Details

Term: Negotiable.
Rent: POA
Repairs: Effective full repairing and incurring by way of service charge liability.
Insurance: Payable by tenant.
Service Charge: Amount to be confirmed.

NAV

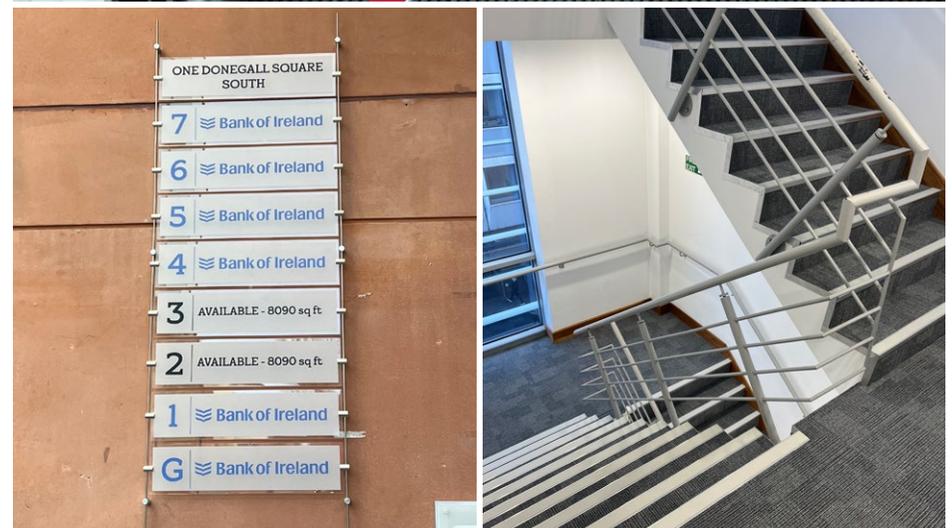
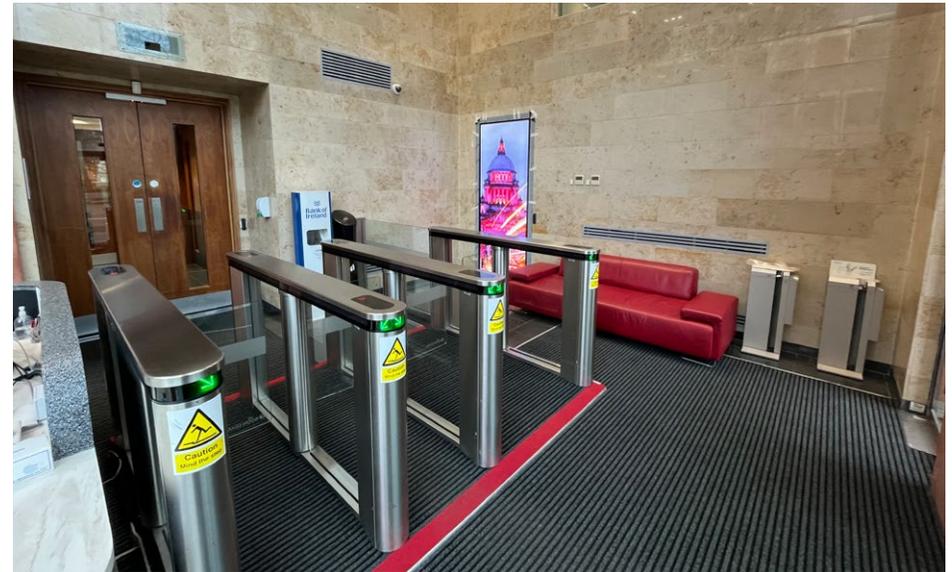
The NAV for each floor is £150,334. Rate in the £ for Belfast in 2023/2024 is £0.572221 therefore rates payable of approx. £86,024 per annum.

VAT

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

EPC

C61.



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Second Floor Images

For identification purposes only.

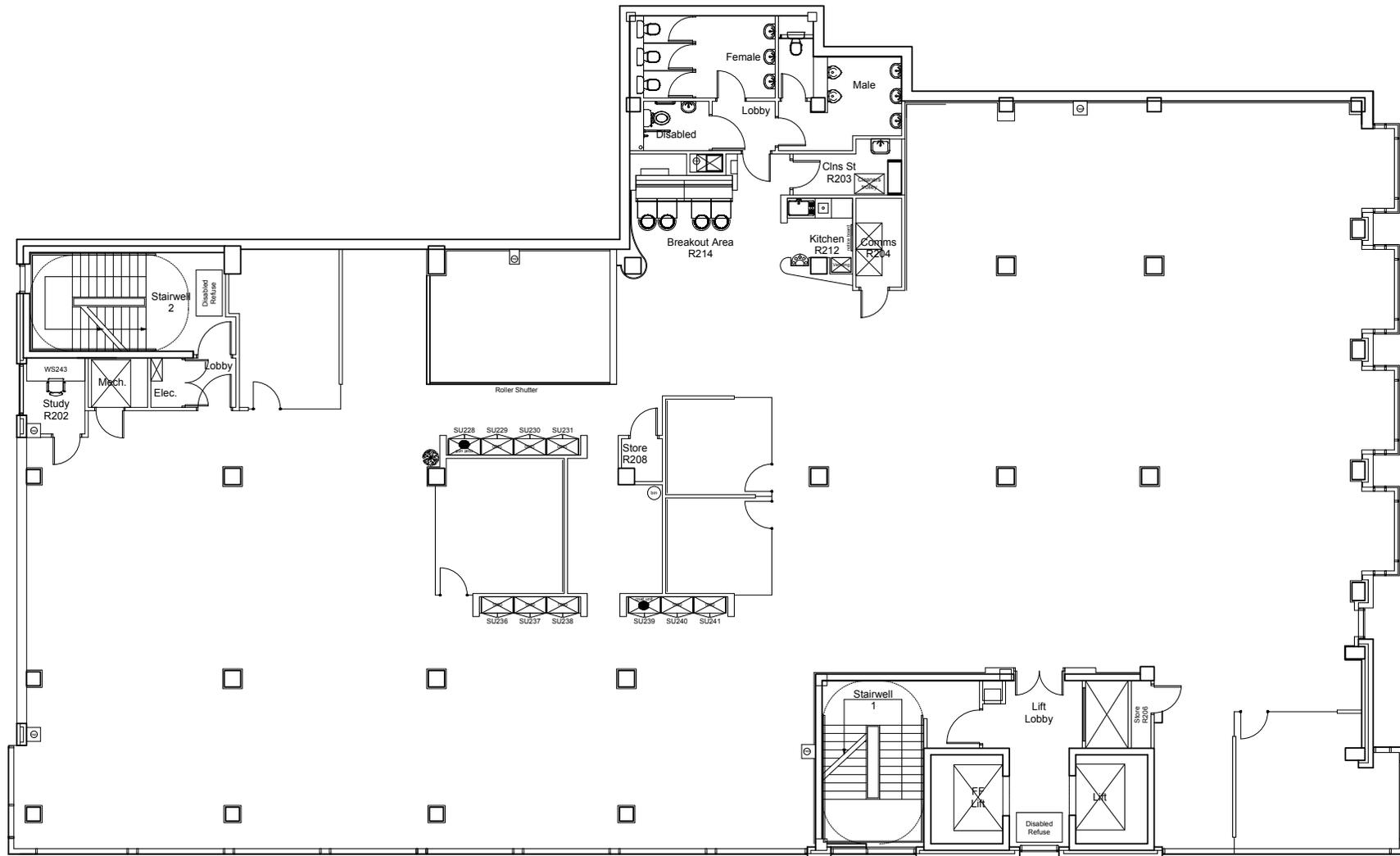
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Second Floor Images

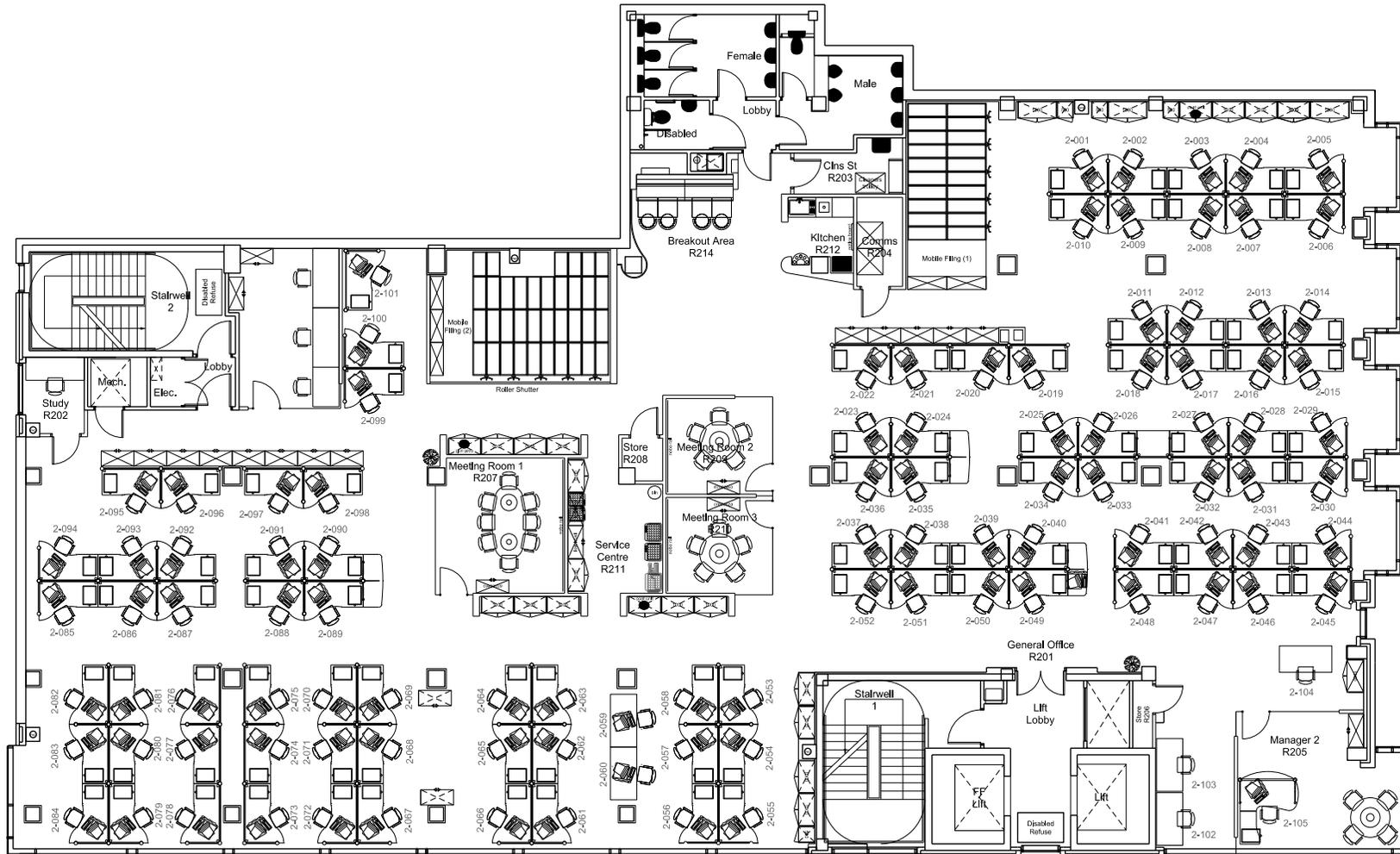
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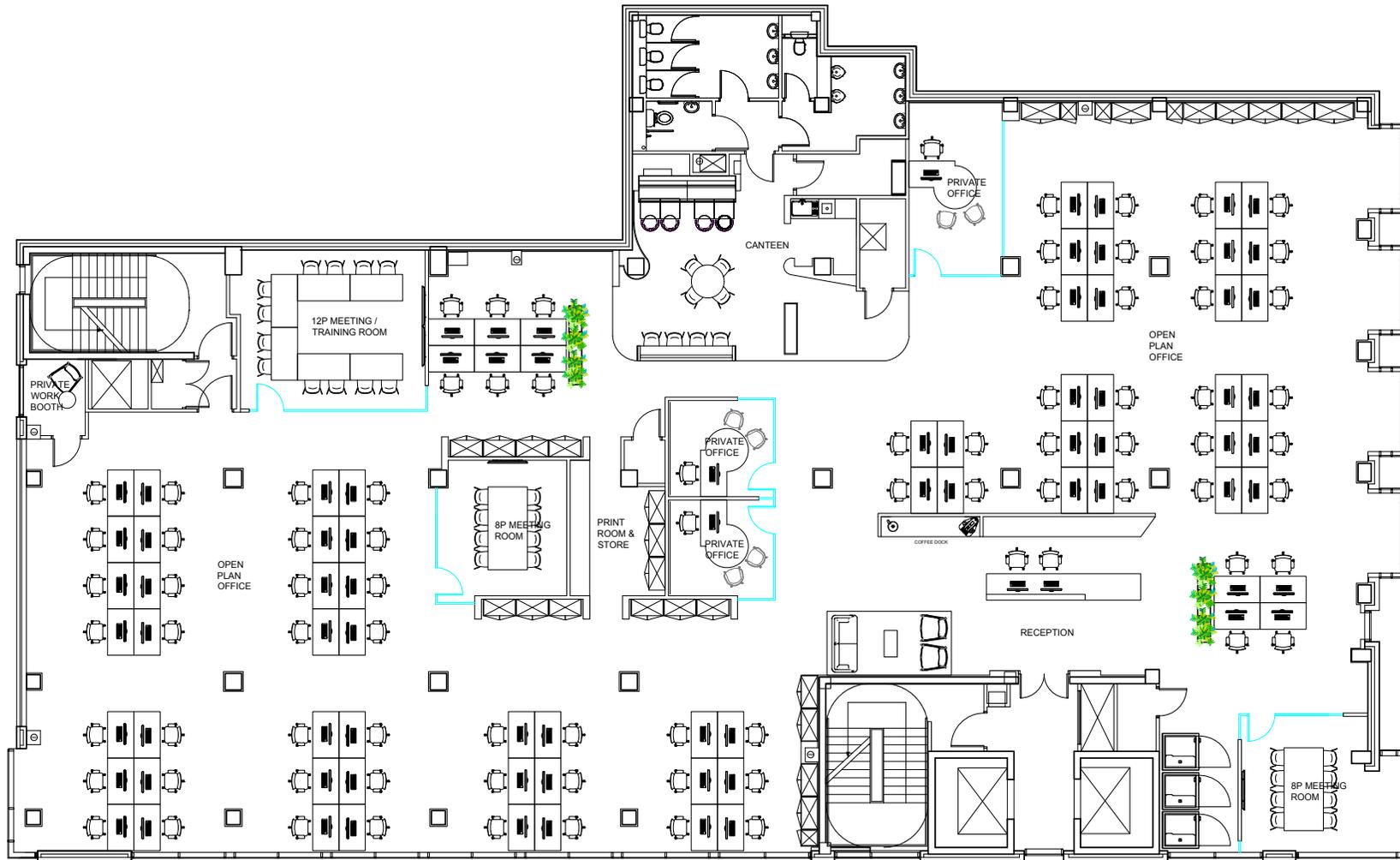
As existing layout

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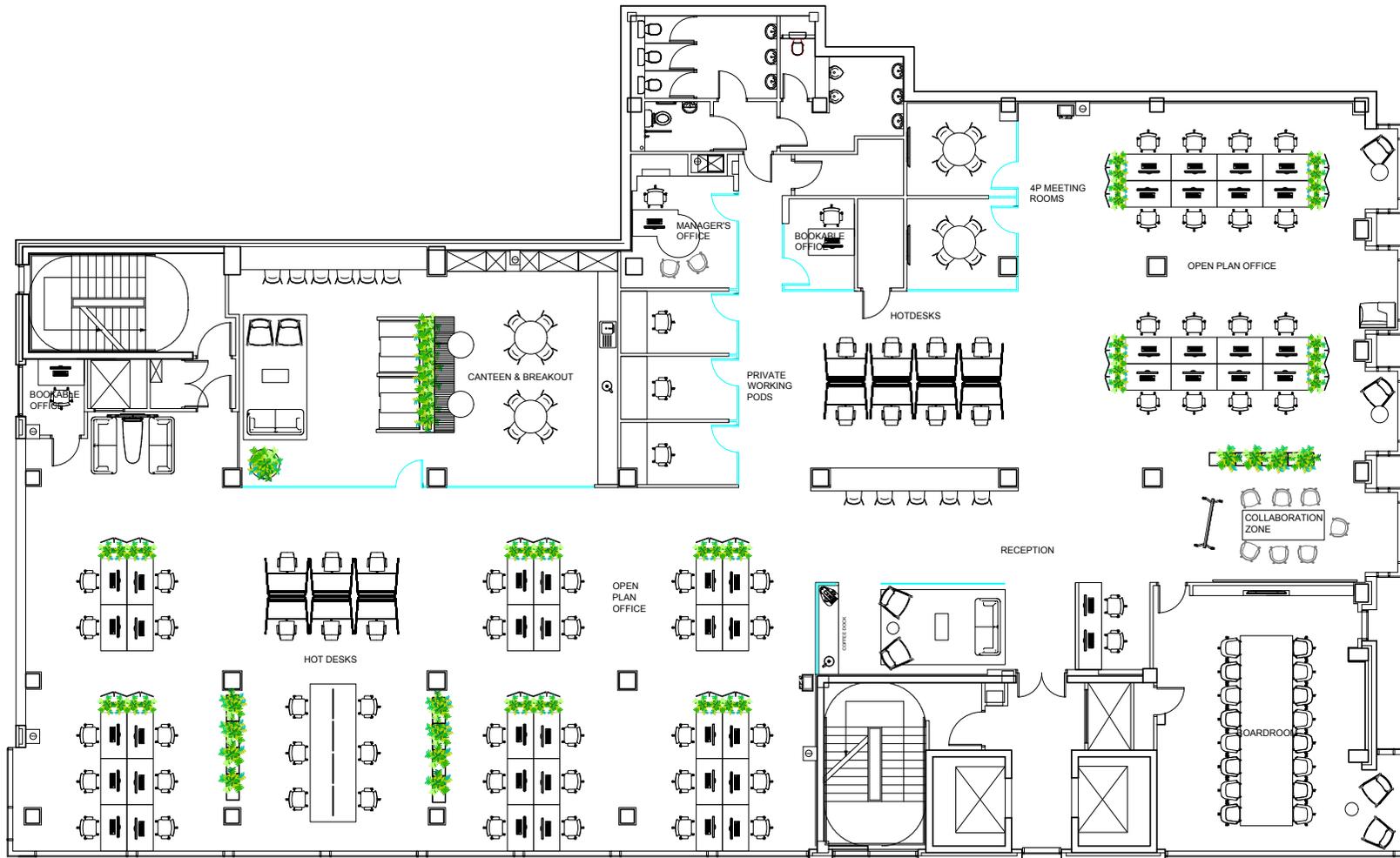
Example desk layout

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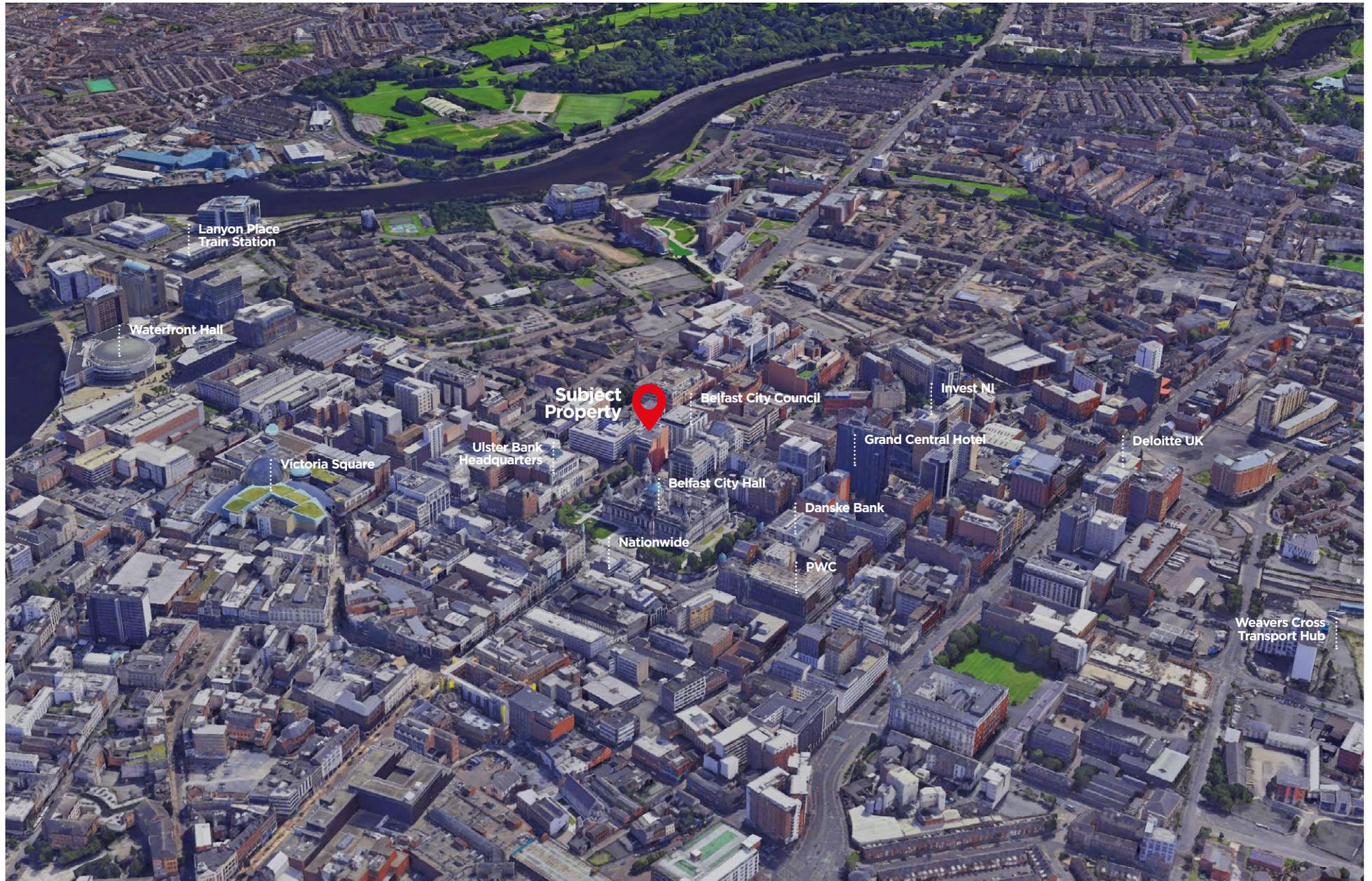
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