

# To Let

City Centre Riverfront Offices suites from c.1,000 sq ft - c.5,371 sq.ft  
3-4 Donegall Quay, Belfast, BT1 3EA



Flexible Terms Available

# To Let 3-4 Donegall Quay, Belfast, BT1 3EA



## Property Highlights

- City Centre Riverfront Offices
- Easily accessible with Excellent Transport Links
- Suites from c.1,000 sq ft - c.5,371 sq.ft
- Available Immediately
- Flexible Terms Available

## Location

The property occupies a prominent corner site on the junction of Donegall Quay, Ann Street and Oxford Street, overlooking the River Lagan.

The subject benefits from its proximity to the city's main transport hubs to include Lanyon Place Railway Station, Laganside Bus Station and the Metro Bus Terminus at City Hall. The property is also situated close to the Glider Route on East Bridge Street & May Street.

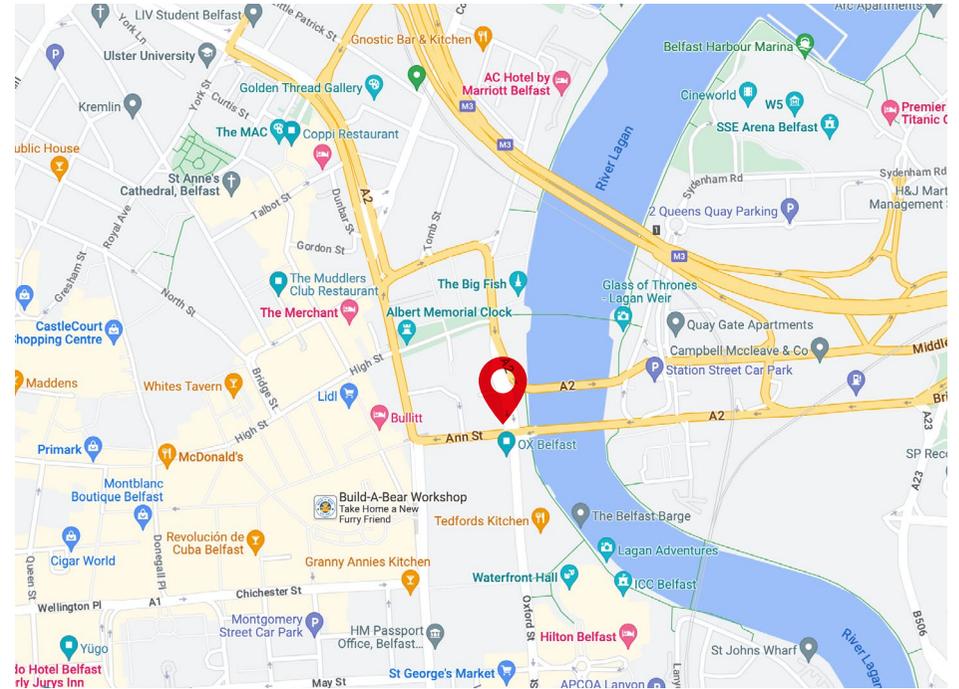
## Description

The subject property is arranged over ground and four upper floors and occupies a prominent Riverfront location within Belfast City.

The ground floor currently forms the reception and waiting area with the first, second and third floors all providing office accommodation and benefitting from views over the River Lagan and further afield to the Titanic Quarter.

The top floor provides a break-out area together with storage accommodation. All floors with the exception of the top floor are serviced by a passenger lift. Each floor is finished to a good specification to include a combination floor coverings, plastered and painted walls, double glazed units and suspended ceilings with recessed fluorescent & LED lighting.

Heating is in the form of electric storage heaters throughout. The offices are a mixture of open plan and partitioned private offices with WCS on each floor.



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## Accommodation

The premises provides the following approximate areas:

Description	Sq M	Sq Ft
Ground Floor	93	1,002
First Floor	119	1,273
Second Floor	120	1,287
Third Floor	94	1,006
Fourth Floor	75	803
<b>Total</b>	<b>500</b>	<b>5,371</b>

## Lease Details

Term: Negotiable.  
Rent: Attractive terms available.  
Repairs / Insurance: Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment.  
Service Charge: Levied to cover external repairs, maintenance & management of the common parts of the building.

## NAV

We have been advised by Land and Property Services of the following:

Net Annual Value: £55,500  
Rate in the Pound 2023/2024: 0.57221  
Estimated Rates Payable: £31,758 p.a.

## VAT

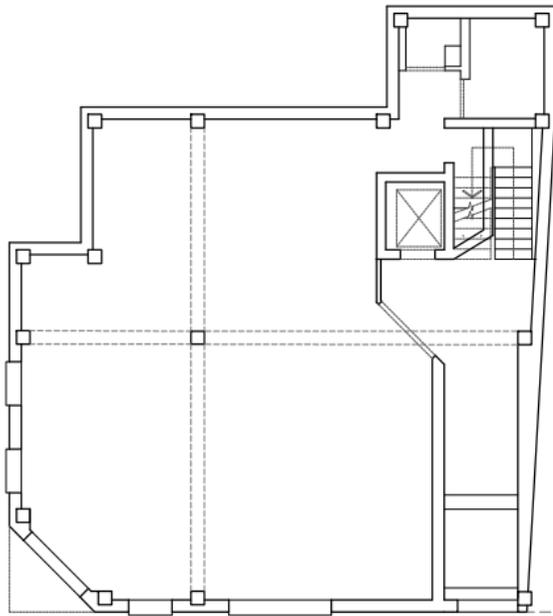
All prices, rentals and outgoings are exclusive of but may be liable to VAT.

## EPC

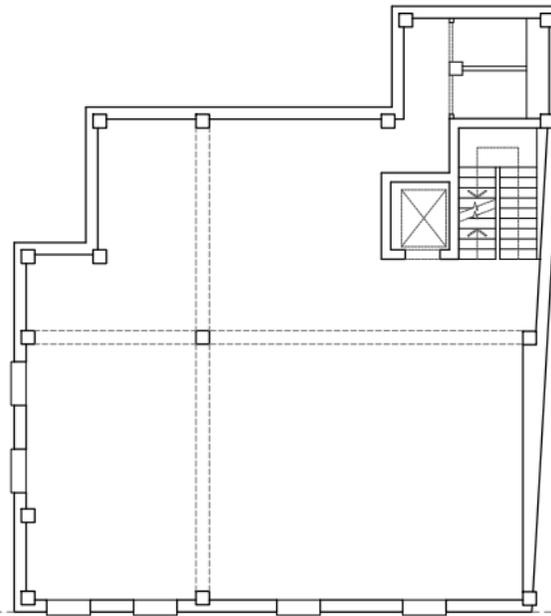
C73. A copy of the EPC is available upon request.



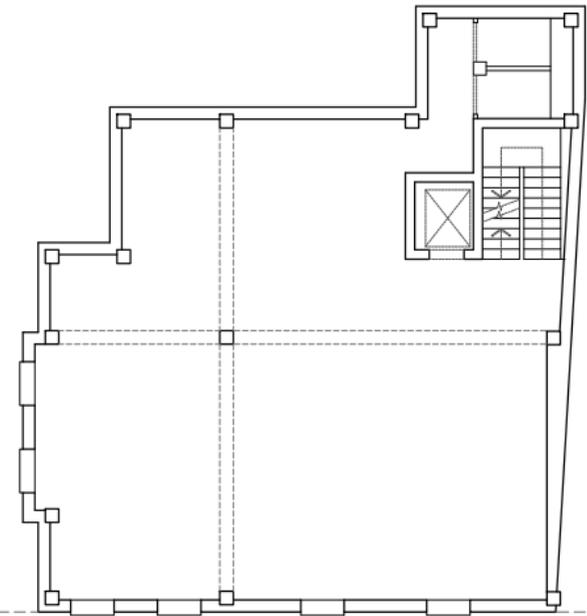
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**Ground Floor**

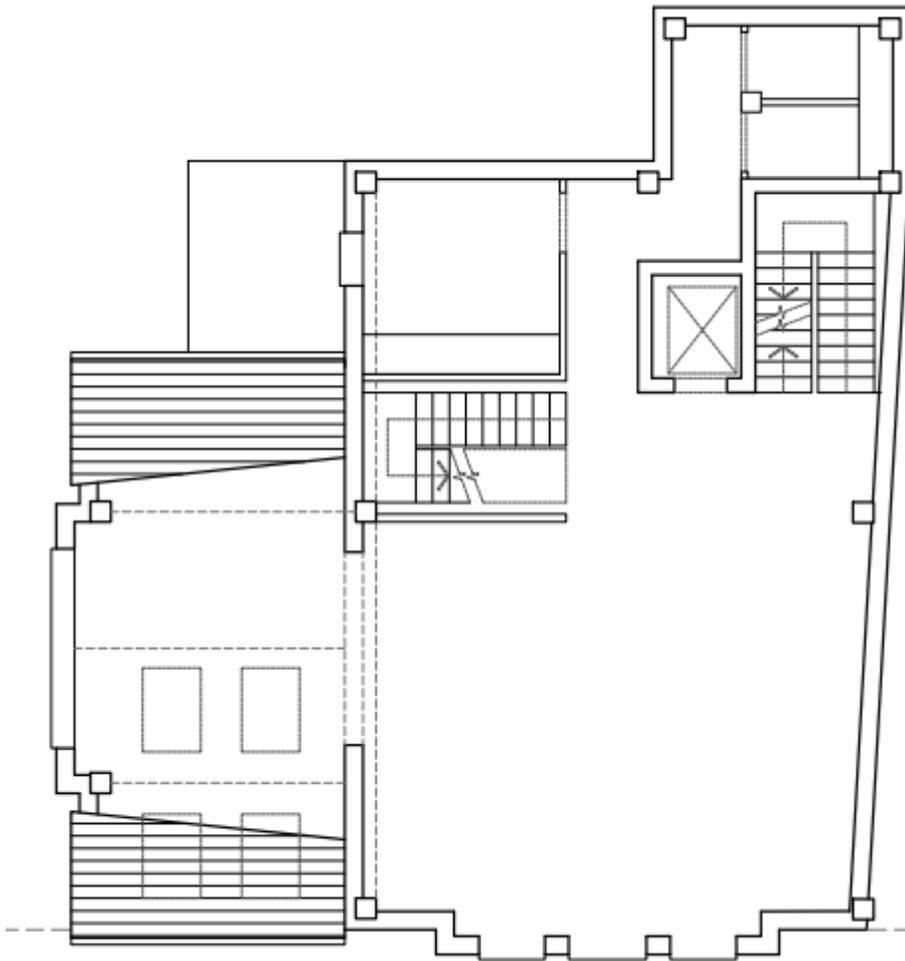


**First Floor**

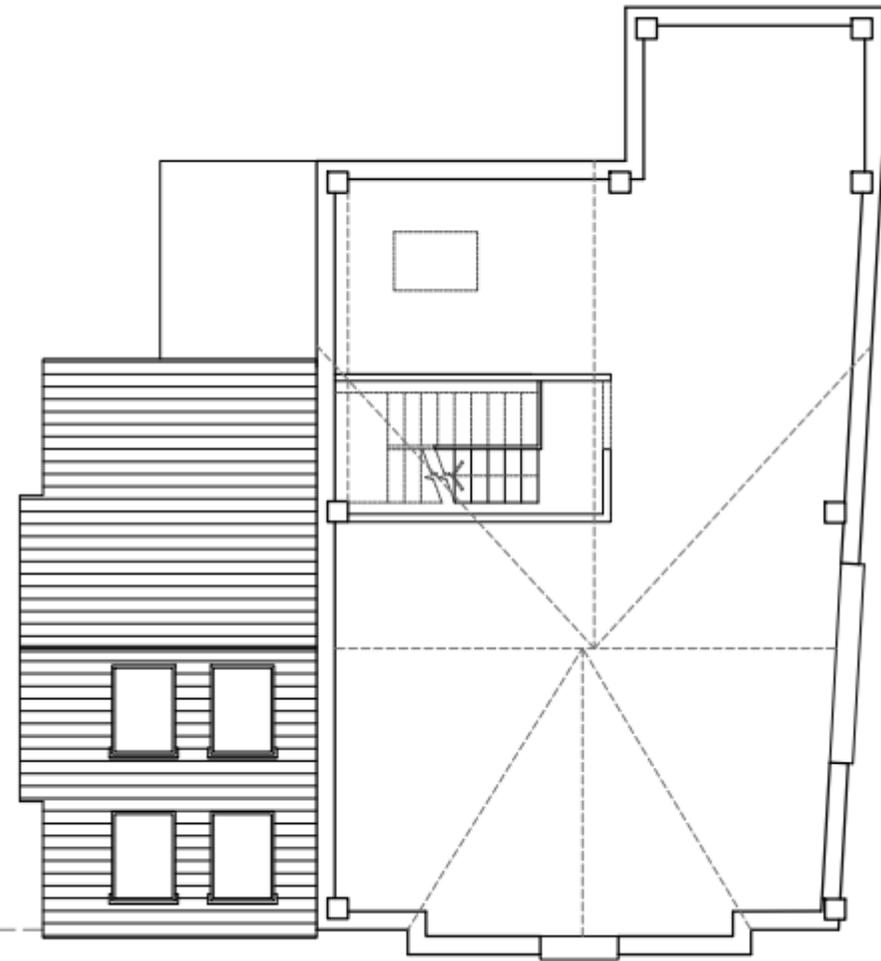


**Second Floor**

**To Let** 3-4 Donegall Quay, Belfast, BT1 3EA



**Third Floor**



**Fourth Floor**

Layout for indicative purposes only.

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