



TO LET

**SECOND FLOOR
OFFICE SUITE**
(with on site carparking)

**DONEGALL HOUSE
98-102 DONEGALL STREET
BELFAST
BT1 2GW**

c. 187 M² (2,015 FT²)

CONTACT:

Barney Goan
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Scott Lawther
E: sl@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

mckibbin.co.uk



- This relatively modern 3 storey office building occupies a prominent corner site close to Royal Avenue and the new University of Ulster Campus, on the edge of Belfast's Cathedral Quarter.
- Belfast Central Library, St Anne's Square, St Anne's Cathedral, the Irish News and the Mac are all in close proximity, as is Castlecourt Shopping Centre.
- The office suite is well finished to include wood laminate floor coverings, double glazed aluminium window frames, suspended ceilings with recessed fluorescent strip lighting, Economy 7 Heating and extensive use of glazed partitioning.
- The office suite has two secure on-site car parking spaces.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

SECOND FLOOR OFFICE SUITE

Donegall House, 98–102 Donegall Street, Belfast



LEASE DETAILS

Term:

5 or 10 years.

Rent:

£18,500 per annum, exclusive
(includes 2 carparking spaces)

Rent Review:

Upwards only every five years.

**Repairs, Insurance &
Service Charge:**

The tenant will be responsible for internal repairs and a service charge to cover the Landlords costs of external repairs, insurance, cleaning and lighting of common areas and management fees. Service Charge estimated at £4,400 per annum, plus VAT with insurance estimated at £250 per annum, plus VAT.

RATES INFORMATION

We are advised by the Land & Property Service website that the Rateable Value of the property is £14,700.

Rate in £ 2021/22 = £0.543147
Rates payable = approx. £6,388
(inc. 20% Small Business Rates Relief).

ACCOMMODATION

Ground Floor	Entrance foyer and stairs leading to:-
Second Floor	Lobby with male and female toilets off: Office suite of approx. 187 m ² (2,015 ft ²) sub-divided as follows:-
Open plan office/reception	c. 53.2 m ² (572 ft ²)
Office 1	c. 14.6 m ² (157 ft ²)
Office 2	c. 12.8 m ² (138 ft ²)
Office 3	c. 9.8 m ² (105 ft ²)
Open Plan Office 4	c. 81.8 m ² (880 ft ²)
Store	c. 7.2 m ² (78 ft ²)
Kitchen	c. 7.9 m ² (85 ft ²)
Rear Lobby with fire escape staircase off and toilet	
Net Internal Area	c. 187.3 m² (2,015 ft²)

VAT

The property is VAT registered and accordingly VAT will be charged on the rent and all other outgoings.

JOINT AGENT

Tom Donnan
Lambert Smith Hampton

VIEWING

By appointment with
McKIBBIN COMMERCIAL

Contact: Barney Goan or
Scott Lawther

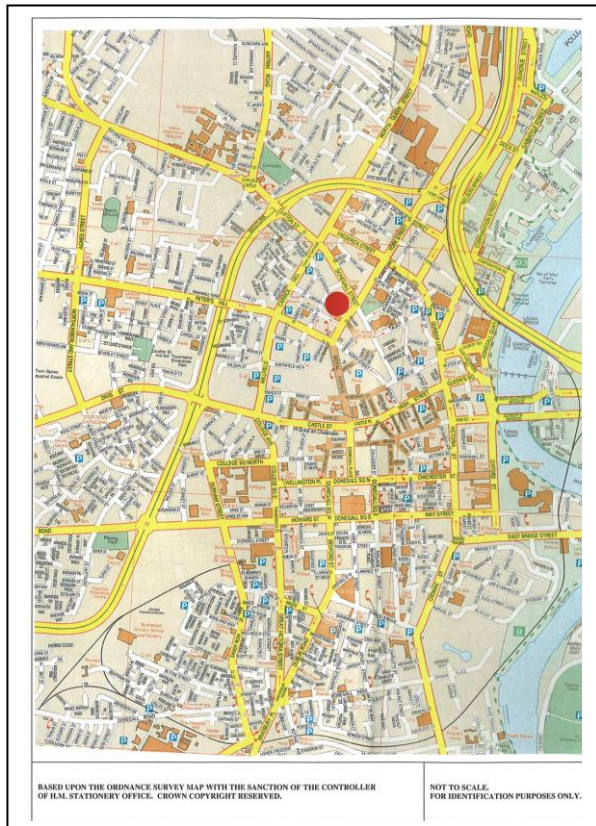
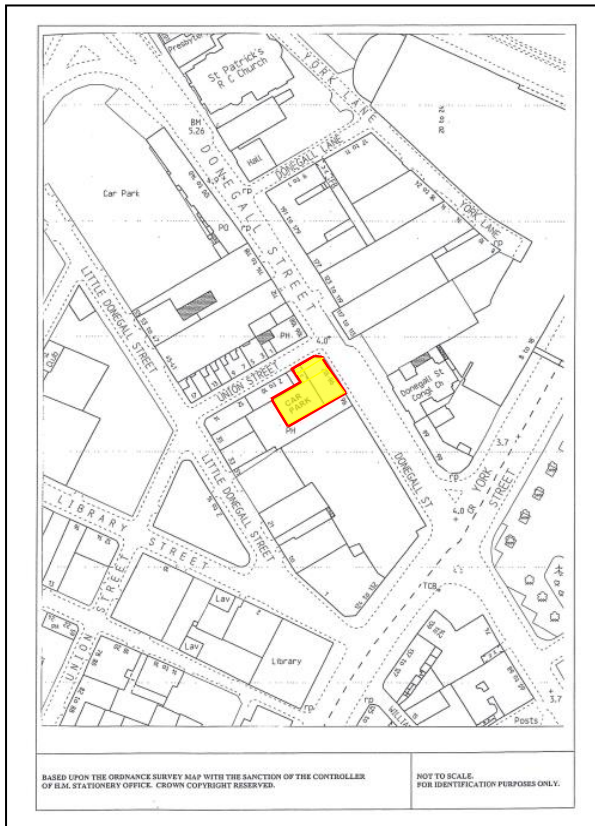
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TO LET

SECOND FLOOR OFFICE SUITE

Donegall House, 98-102 Donegall Street, Belfast



Energy Performance Certificate

Northern Ireland

Non-Domestic Building

FIRST AND SECOND FLOOR OFFICES
Donegall House
98-102 Donegall Street
BELFAST
BT1 2GW

Certificate Reference Number:
0631-0737-3189-2795-1002

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

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 472
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 50.35
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
28 If newly built
75 If typical of the existing stock

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