



## **SECOND AND THIRD FLOOR OFFICES 29 DONEGALL STREET BELFAST BT1 2FG**

**AVAILABLE SPACE:** 448 ft<sup>2</sup> (41.40 m<sup>2</sup>) - 904 ft<sup>2</sup> (83.87 m<sup>2</sup>)

Office space in the heart of the Cathedral Quarter in Belfast City Centre. The area has flourished over the past decade becoming the cultural and artistic heart of the city.

Nearby businesses include Hadski's, Duke of York. St. Annes Square, the MAC Arts Centre and the new University of Ulster Campus

The accommodation is ready for immediate occupation.

### **SPECIFICATION:**

Plastered walls, newly installed gas fired central heating and double glazed window units throughout. Access by stairwell only.

### **LOCATION:**

The property is situated on Donegall Street, in the heart of Belfast's thriving Cathedral Quarter.

We have divided the available space into suites but other configurations may be possible if your needs are different.

### **ACCOMMODATION**

#### **FIRST FLOOR - Suite 1 - NOW LET**

##### **Office 13**

19.76 m<sup>2</sup> (213 ft<sup>2</sup>) approx

##### **Office 14**

21.64 m<sup>2</sup> (233 ft<sup>2</sup>) approx

**TOTAL:** 41.40 m<sup>2</sup> (446 ft<sup>2</sup>) approx

##### **RENT Suite 1 (Offices 13 & 14)**

**LET ALREADY**

#### **SECOND FLOOR -Suite 2**

##### **Office 17**

19.57 m<sup>2</sup> (211 ft<sup>2</sup>) approx

##### **Office 18**

21.98 m<sup>2</sup> (237 ft<sup>2</sup>) approx

**TOTAL:** 41.55 m<sup>2</sup> (448 ft<sup>2</sup>) approx

##### **RENT Suite 2 (Offices 17 & 18)**

£5,000 per annum plus VAT and rates

#### **THIRD FLOOR - Suite 3**

##### **Office 21**

20.30m<sup>2</sup> (219 ft<sup>2</sup>) approx

##### **Office 22**

22.02m<sup>2</sup> (237 ft<sup>2</sup>) approx

**TOTAL:** 42.32m<sup>2</sup> (456 ft<sup>2</sup>) approx

##### **RENT Suite 3 (Office 21 & 22)**

£4,700 per annum plus VAT and rates

### **Kitchen**

Shared kitchen facility on the second floor

### **WC**

Shared WC facilities located on second and third floors.

### **LEASE DETAILS**

#### **AVAILABILITY**

Immediately.

#### **TERM**

By negotiation. Minimum 3 years.

#### **SERVICE CHARGE**

Charge will cover items such as a share of the building insurance premium, electricity to common parts and external repairs. Details can be supplied on request.

The service charge is estimated to be at the rate of £1.50 +VAT per square foot of let space. Consideration will be given to the offer of a fixed price service charge for up to 3 years.

#### **RATES**

Rates to be confirmed following rating appeal.

#### **VAT**

Will be charged on rent and outgoings

#### **REPAIRS**

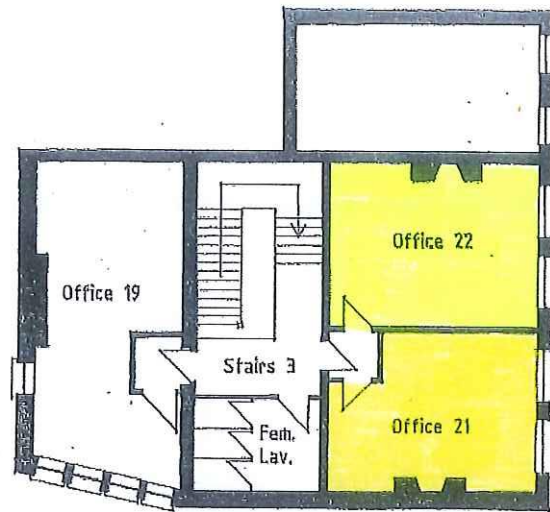
The tenant will be responsible for internal repairs. A fair share of external repairs shall be recovered by way of the service charge.

#### **SECURITY**

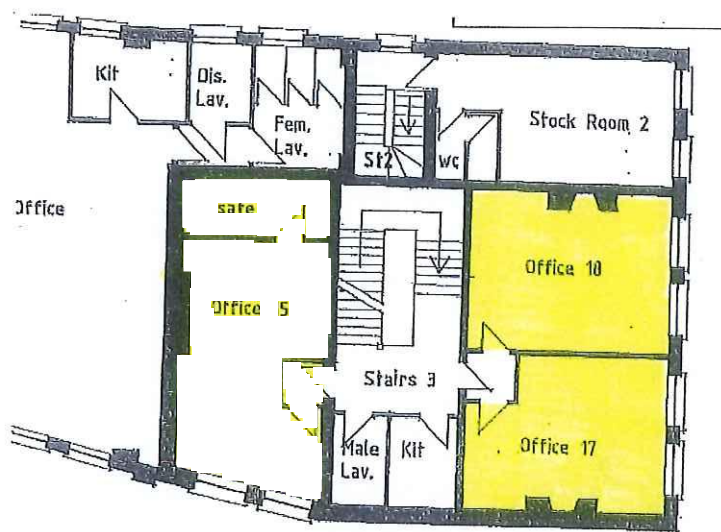
Buzzer door security system.

#### **VIEWING**

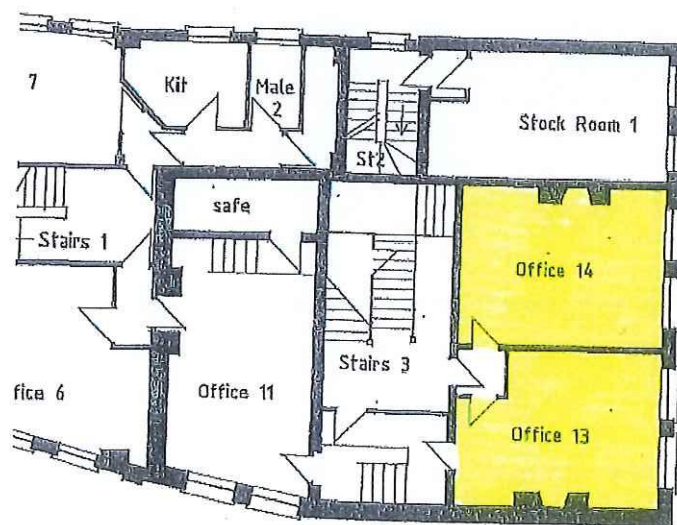
Strictly by appointment with Macfarlane & Smyth. For further details please contact David Smyth or Andrew Smyth.



THIRD FLOOR

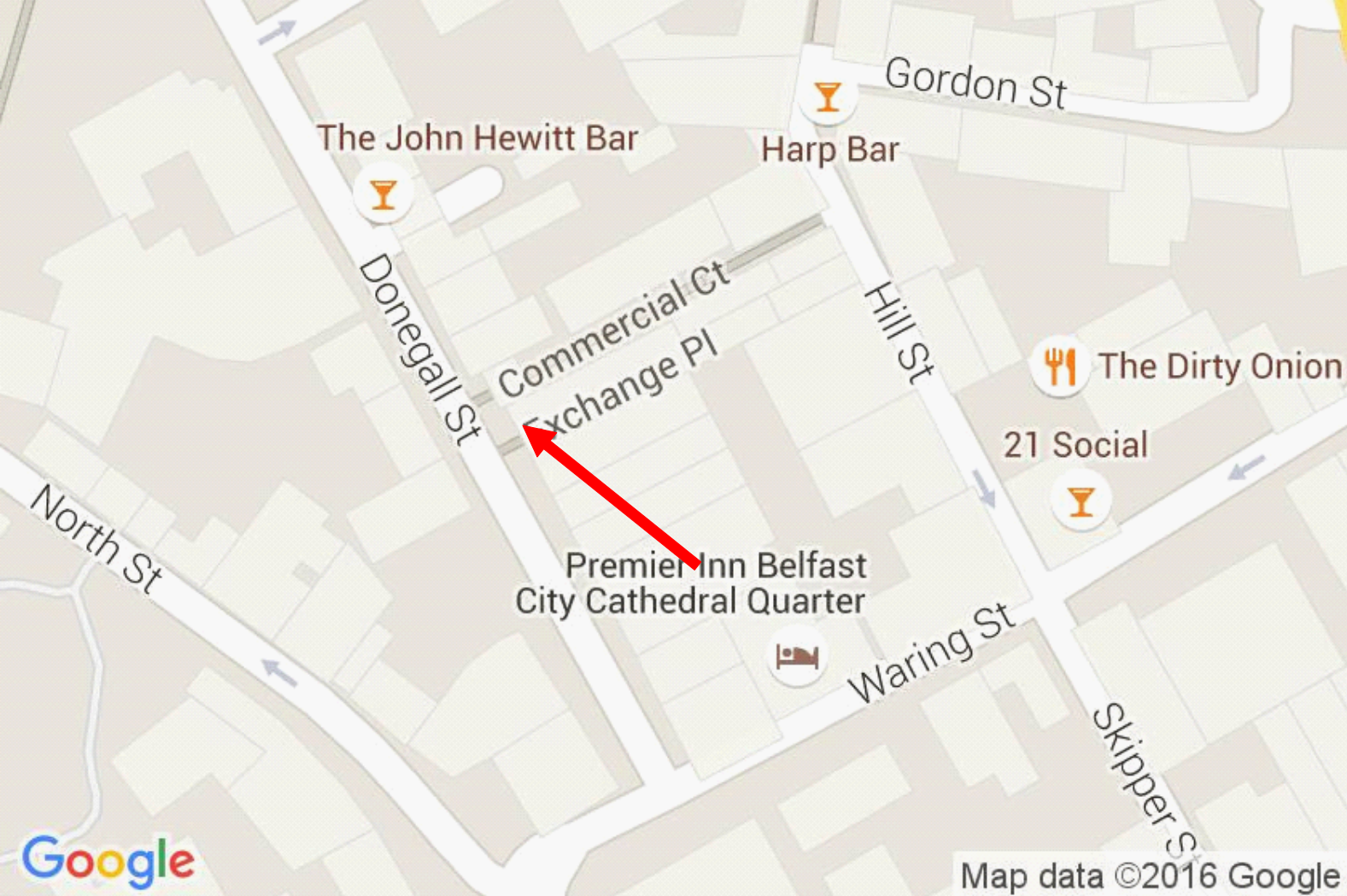


SECOND FLOOR



FIRST FLOOR

Not to scale. Indicative purposes only.



#### AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
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