

3RD FLOOR, IMPERIAL HOUSE, 4-10 DONEGALL SQUARE EAST, BELFAST, BT1 5HD



TO LET

BY WAY OF AN ASSIGNMENT

FULLY FITTED OFFICE ACCOMMODATION c. 5,348 sq ft (c. 496.8 sq m)
OVERLOOKING DONEGALL SQUARE AND CITY HALL

IMPERIAL HOUSE

Location

Belfast is the capital of Northern Ireland, the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland.

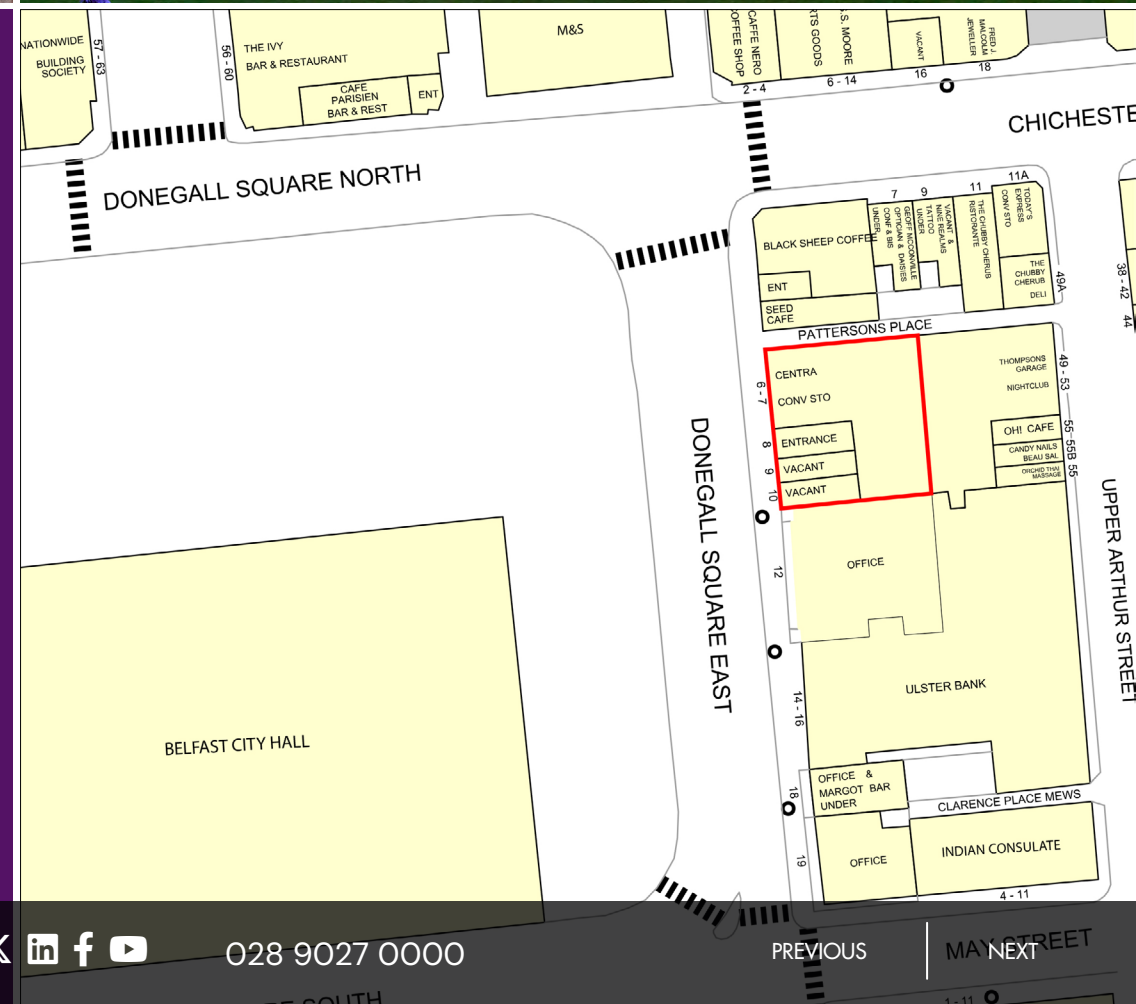
The city benefits from excellent connectivity, with the M2 motorway providing access to the north towards Antrim and Derry–Londonderry and the M1 motorway provides access to the south and west of the province towards Lisburn and Newry.

The wider Belfast Metropolitan Area has a population in excess of 700,000. As the largest commercial centre in Northern Ireland, Belfast has developed into one of the UK and Ireland's premier business cities and has the largest employed population in the region.

Donegall Square East

Donegall Square East is regarded as the principal office location within Belfast's Central Business District.

Imperial House sits directly adjacent to Ulster Banks Belfast HQ and the immediate area comprises a mix of office and retail businesses. Occupiers located in close proximity include Ulster Bank, Bank of Ireland, NFU Mutual, Grant Thornton, Danske Bank and M&S.



THE IVY

CITY HALL

M&S

IMPERIAL HOUSE

VICTORIA SQUARE

ULSTER BANK HQ

BANK OF IRELAND

BELFAST CITY COUNCIL

Description

Fully fitted office suite available from Summer 2025.

4 x private offices, open plan office, 2 x meeting rooms,
fitted kitchen and dedicated comms room.



Part of the
Savills Group



Lease Terms

10 year lease from 18 December 2024 with an option to determine at the 18 December 2029 subject to 6 months prior written notice.

Rent:	£120,000 per annum plus VAT
Service Charge 2024/25:	£44,683 per annum plus VAT
Insurance 2024/25:	£3,695.17

Rates

NAV:	£77,300
Estimated Rates Payable:	£46,270.75

Anti-Money Laundering

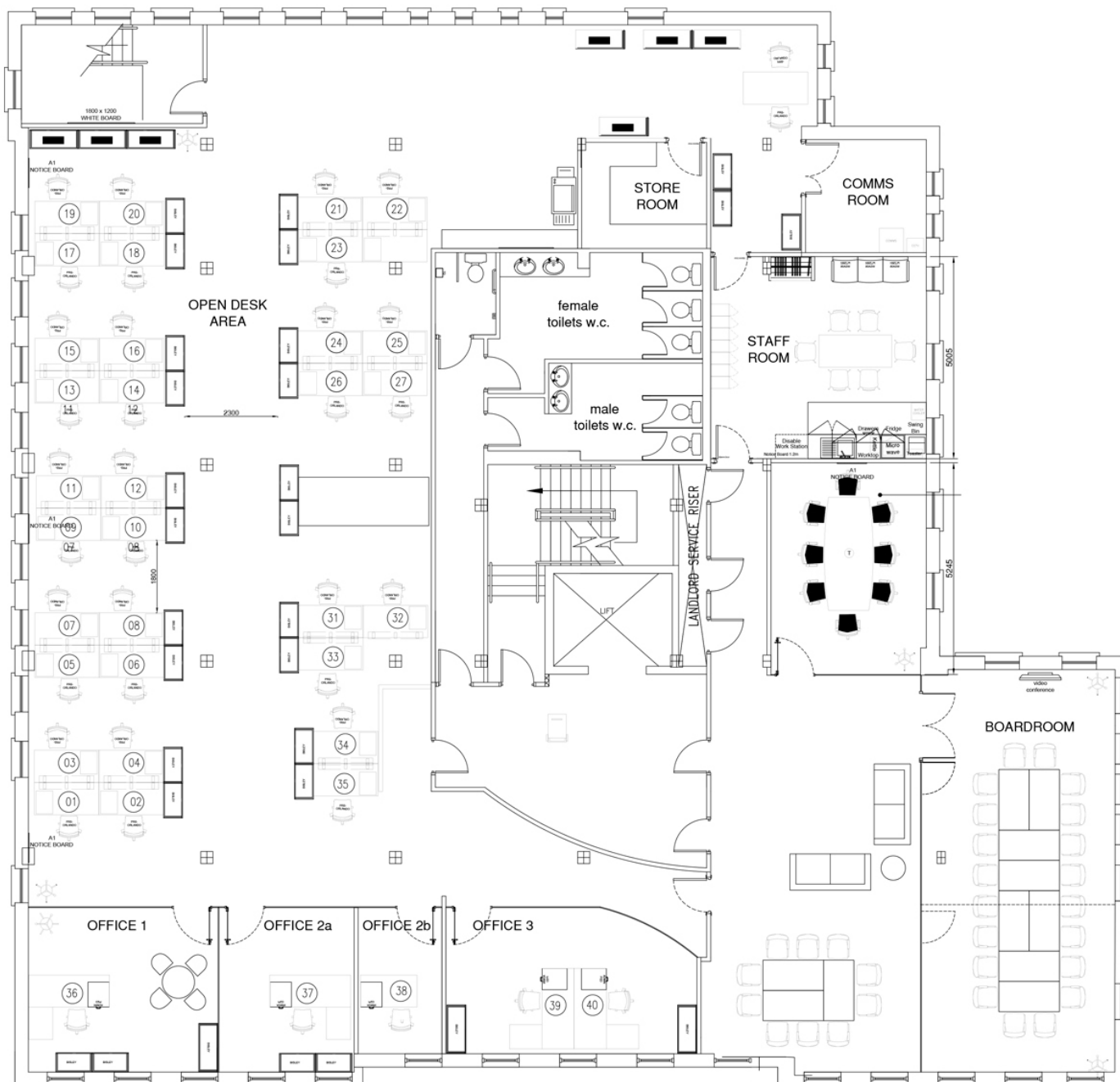
In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents requirements.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

EPC

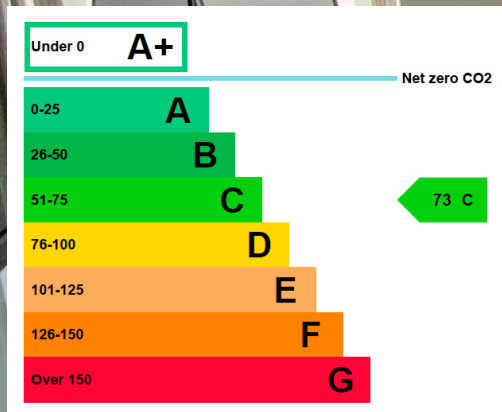
EPC – C73



FLOOR PLAN 3RD FLOOR

c. 5,348 sq ft
(c. 496.8 sq m)





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MISREPRESENTATION ACT 1967

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.