

**Flexible
Terms Available**



For identification purposes only

To Let

City Centre Riverfront Offices
extending to c.5,371 sq.ft

3-4 Donegall Quay, Belfast, BT1 3EA



**Riddell
McKibbin**

028 9531 3122
riddellmckibbin.com

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PROPERTY SUMMARY

- City Centre Riverfront Offices
- Easily accessible with Excellent Transport Links
- Approximately 5,371 sq.ft available over ground and four upper floors
- Available Immediately
- Attractive 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 include carpeted floors, plastered and painted walls, double glazed units and suspended ceilings with recessed fluorescent lighting. Heating is in the form of Economy 7 storage heaters throughout. The offices are a mixture of open plan and partitioned private offices with WCS on each floor.

ACCOMMODATION (ALL AREAS ARE APPROXIMATE)

FLOOR	AREA SQ.M	AREA SQ.FT
Ground Floor	C. 93 SQ.M	C. 1,002 SQ.FT
First Floor	C. 119 SQ.M	C. 1,273 SQ.FT
Second Floor	C. 120 SQ.M	C. 1,287 SQ.FT
Third Floor	C. 94 SQ.M	C. 1,006 SQ.FT
Fourth Floor	C. 75 SQ.M	C. 803 SQ.FT
TOTAL	C. 500 SQ.M	C. 5,371 SQ.FT

RATES

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

Net Annual Value: £44,400

Rate in the Pound 2021/2022: 0.543147

Estimated Rates Payable: £24,116 p.a.

LEASE

Term: By way of Short Term Licence Agreement

Rent: £7.50 per sq ft

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.

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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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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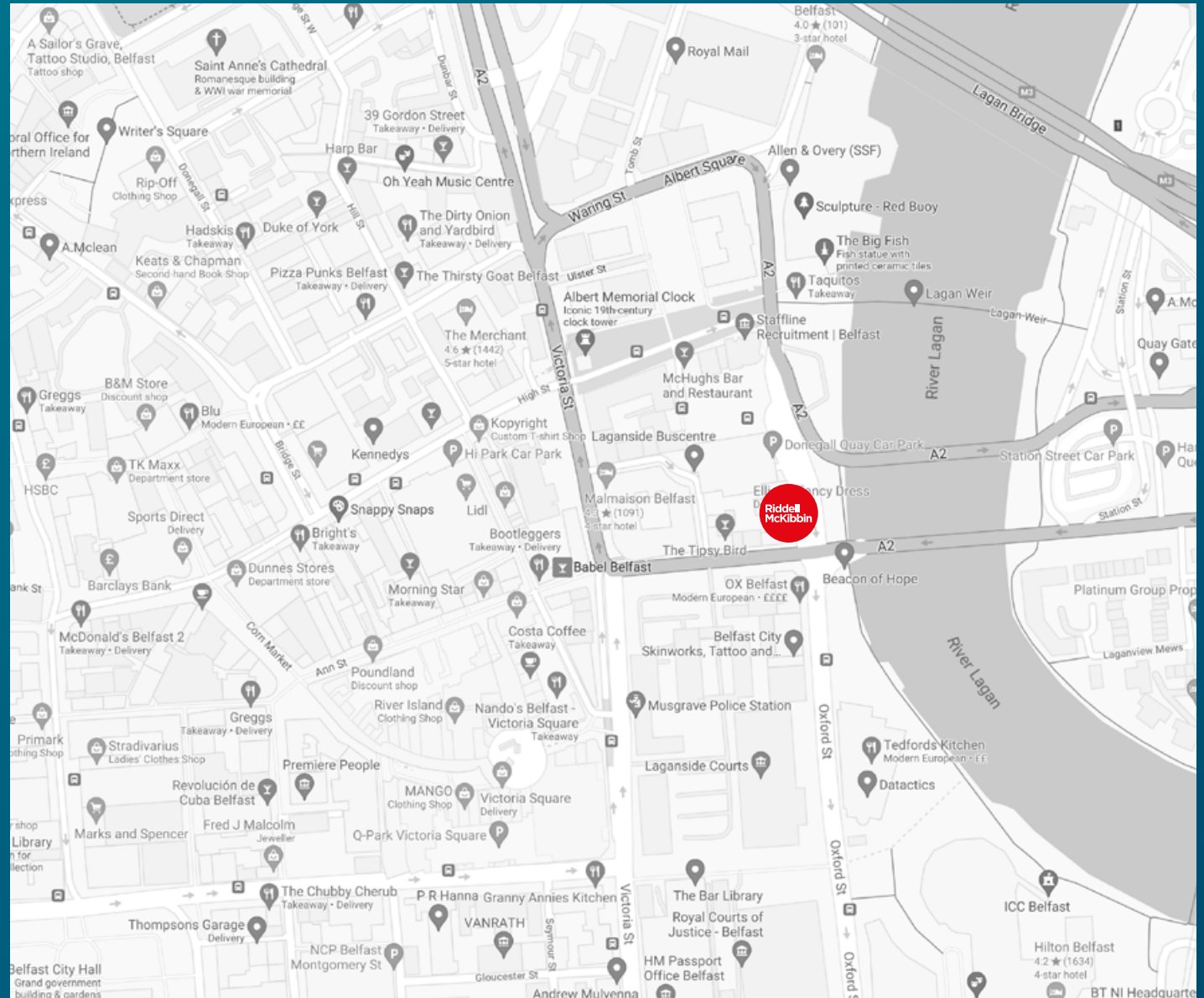
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