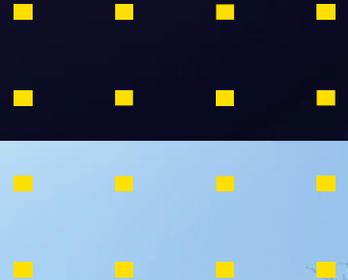


BY WAY OF ASSIGNMENT

# 3<sup>rd</sup> floor, Imperial House, 4-10 Donegall Square East, Belfast

Fully fitted office accommodation extending to about 5,348 sq ft  
(497 sq m)



savills



Located on  
Donegall  
Square



By way of  
assignment



Fully fitted  
accommodation



Extends to  
about 5,348 sq  
ft (497 sq m)



EPC - C73



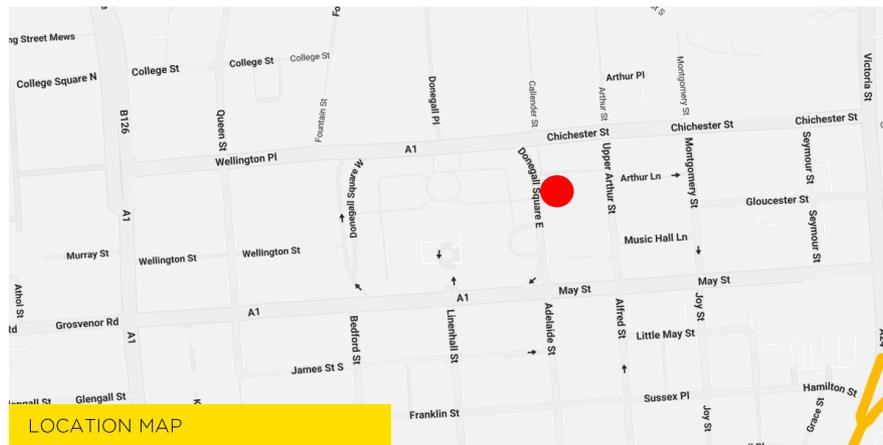
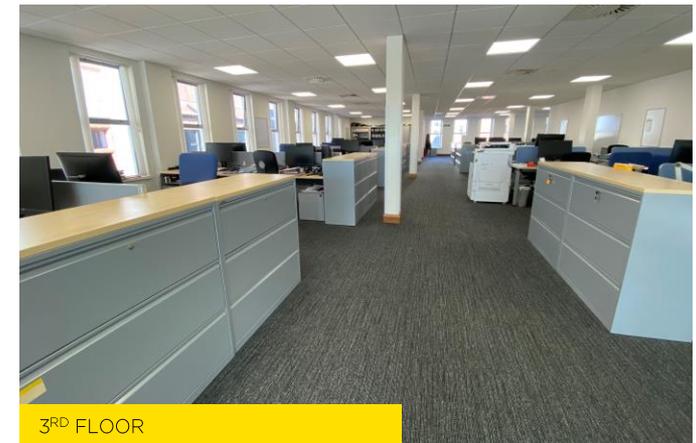
£120,000 per  
annum plus VAT

# Location

Belfast is the capital of Northern Ireland, the 12th largest city in the United Kingdom and the 2nd largest on the isle 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 providing access to the south and west of the province towards Lisburn and Newry.

The wider Belfast Metropolitan Area has a population in excess of about 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.



# Description

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

Imperial House sits directly adjacent to Ulster Bank 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.

## Lease terms

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

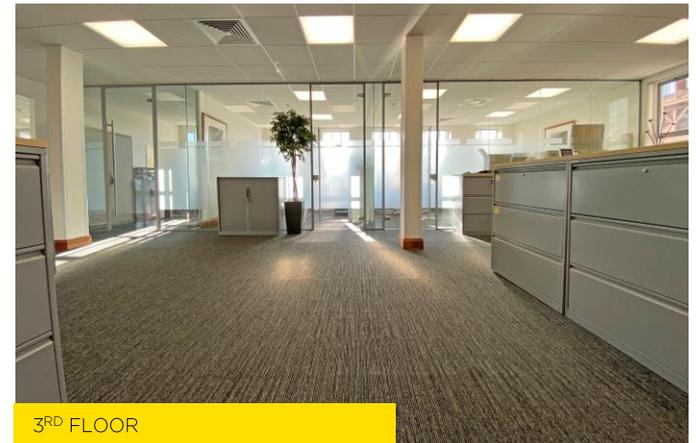
Rent:	£120,000 per annum plus VAT
Service Charge 2024/25:	£44,683 per annum plus VAT
Insurance 2024/25:	£3,695.17

## Rates

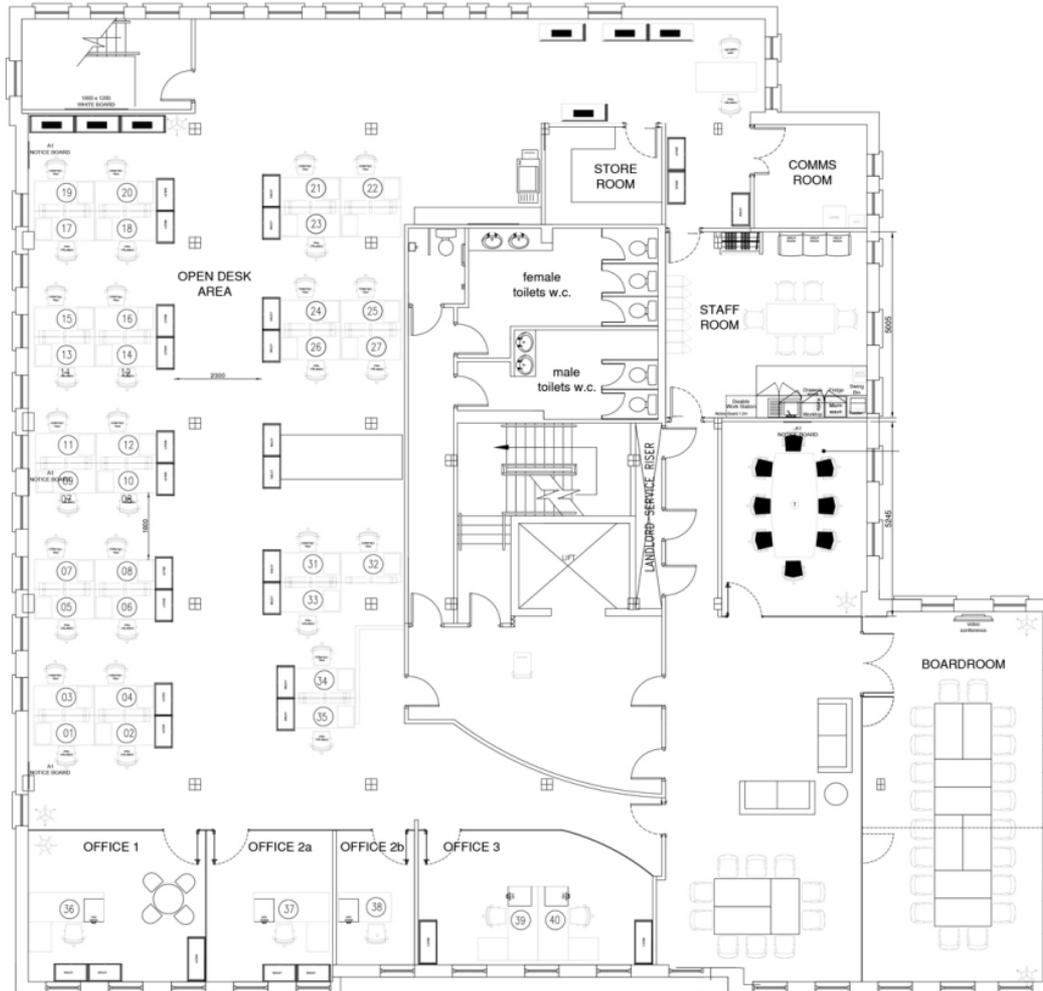
NAV:	£77,300
Estimated Rates Payable:	£46,271

## VAT

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



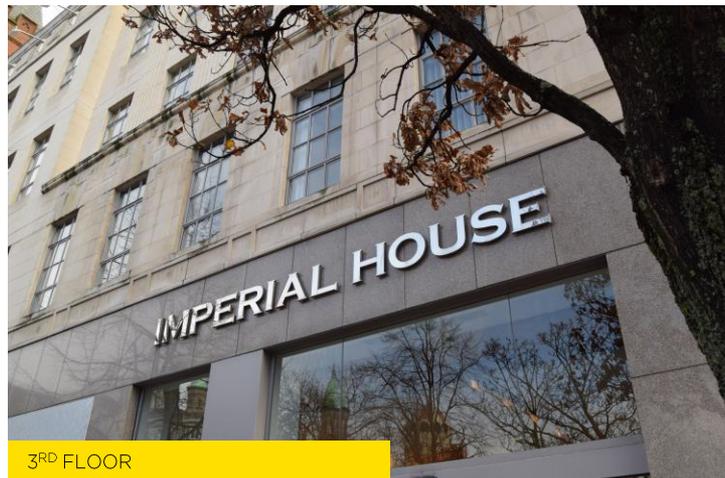
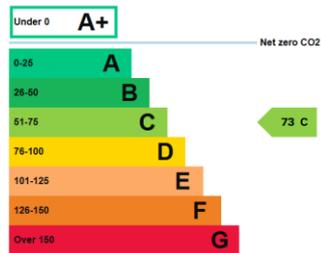
# Floorplan



# Floor Area Schedule

Description	Use	Size Sq m	Size Sq ft
3 <sup>rd</sup> floor	Office	497	5,348

Please note these floor areas are as per the LPS website and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



## CONTACT



**Savills Belfast**  
 Longbridge House  
 16-24 Waring Street  
 Belfast

[Savills.ie/Savills.com](http://Savills.ie/Savills.com)

**Neal Morrison**  
 Director  
 Neal.Morrison@savills.ie  
 +44 (0) 28 9026 7824

**Gavin Clarke**  
 Director  
 Gavin.Clarke@osborneking.com  
 +44 (0) 28 9027 0031

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that - (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. April 2025.