

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)





Located on  
Donegal  
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

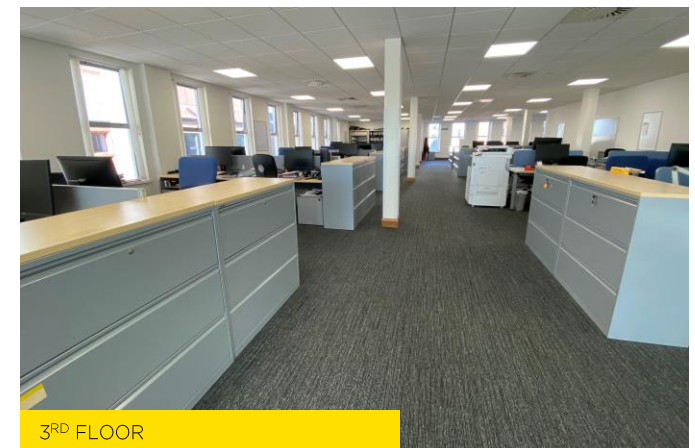
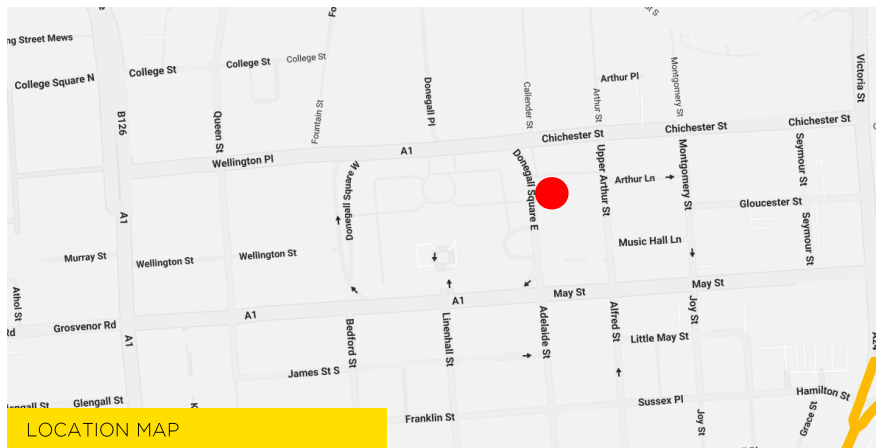


# Location

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.

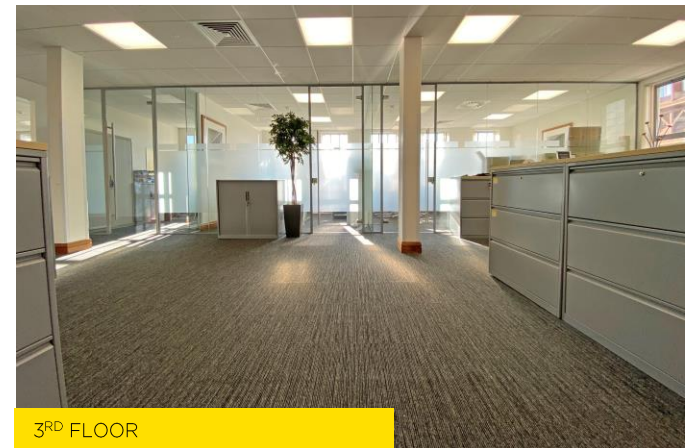
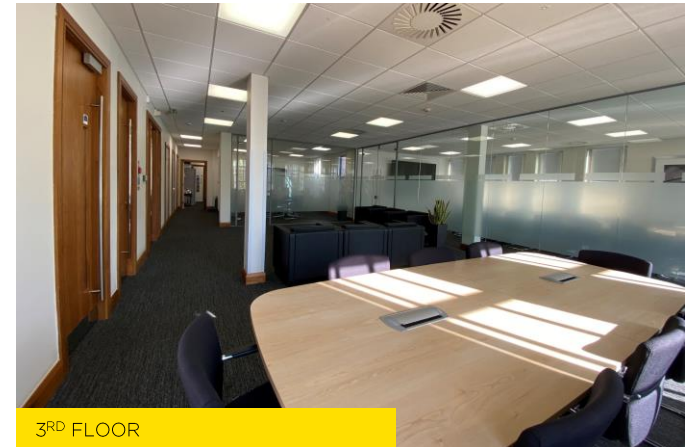
Rent:	£120,000 per annum plus VAT
Service Charge 2024/25:	£44,683 per annum plus VAT
Insurance 2024/25:	£3,695.17

## Rates

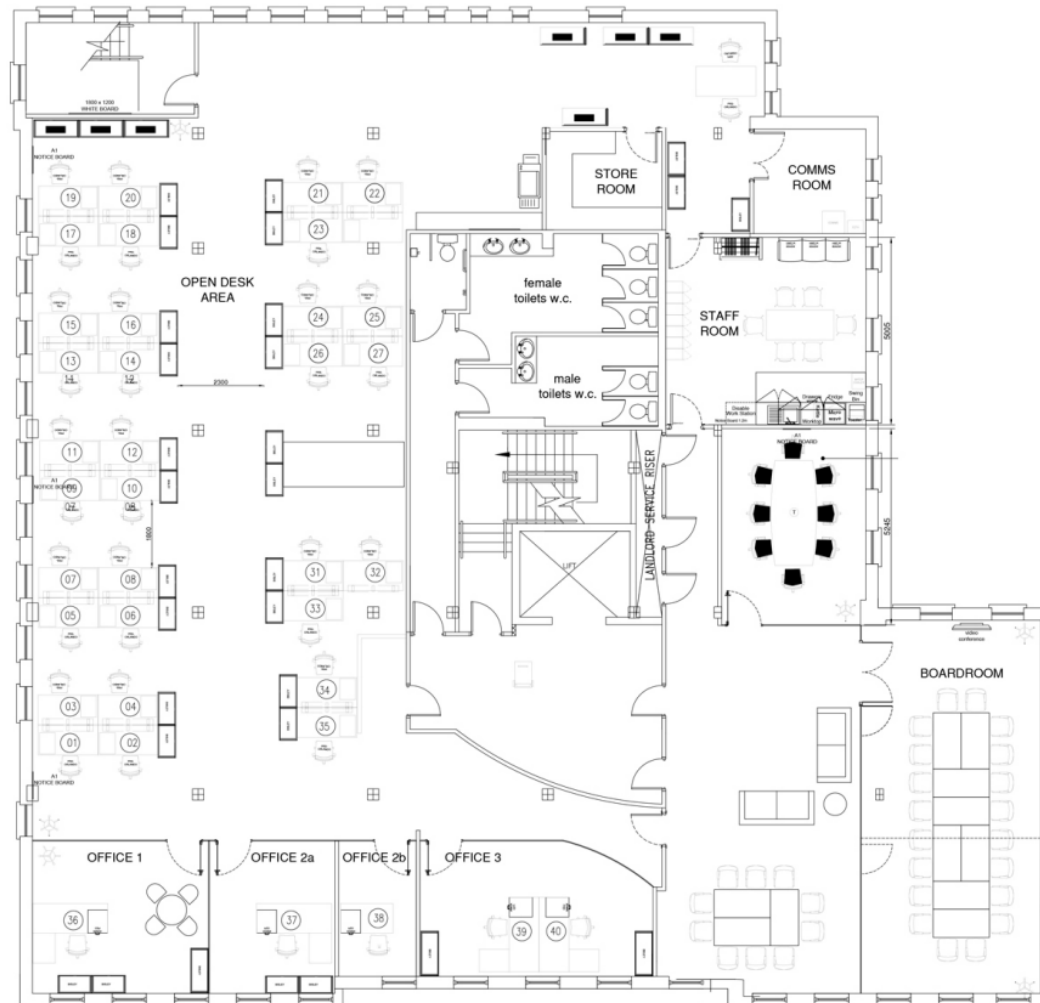
NAV:	£77,300
Estimated Rates Payable:	£46,271

## VAT

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



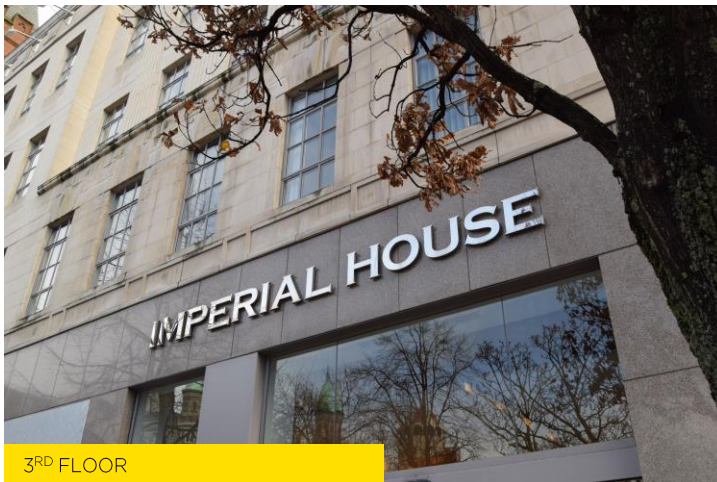
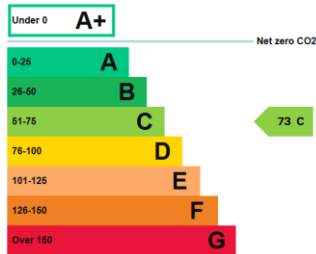
# Floorplan



# 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



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