



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

AVAILABLE SPACE: 217 ft² (20.19 m²) - 1138 ft² (105.71 m²)

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, electric 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

Office 13

19.56 m² (211 ft²) approx

Office 14

21.76 m² (234 ft²) approx

TOTAL: 41.32 m² (445 ft²) approx

SECOND FLOOR -Suite 2

Office 15

23.07 m² (248 ft²) approx

Office 17

19.56 m² (211 ft²) approx

Office 18

21.76 m² (234 ft²) approx

TOTAL: 64.39 m² (693 ft²) approx

THIRD FLOOR - Suite 3

Office 21

20.19m² (217 ft²) approx

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.

RENT

Suite 1 (Offices 13 & 14)

£4,500 per annum plus VAT and rates

Suite 2 (Offices 15, 17 & 18)

£7,000 per annum plus VAT and rates

Suite 3 (Office 21)

£2,000 per annum plus VAT and rates

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 +VAT per square foot of let space.

RATES

Rates to be confirmed following rating appeal.

VAT

Will be charged on rent and outgoings

REPAIRS

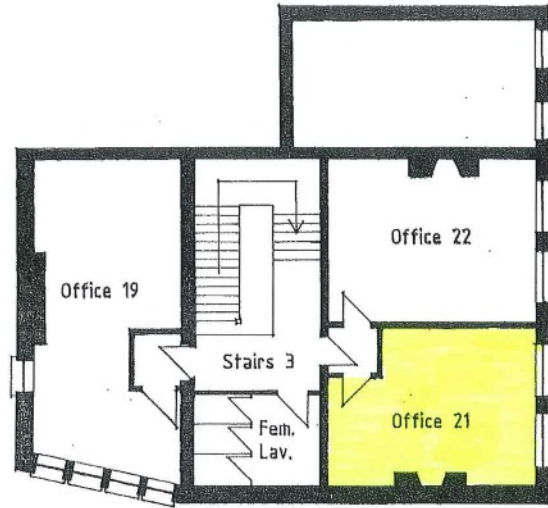
The tenant will be responsible for internal repairs. A fair share of external repairs shall be recovered by way of the service charge.

SECURITY

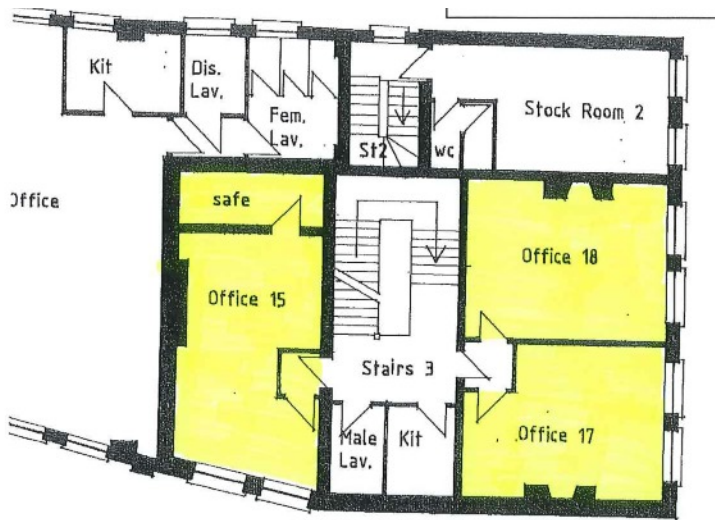
Buzzer door security system.

VIEWING

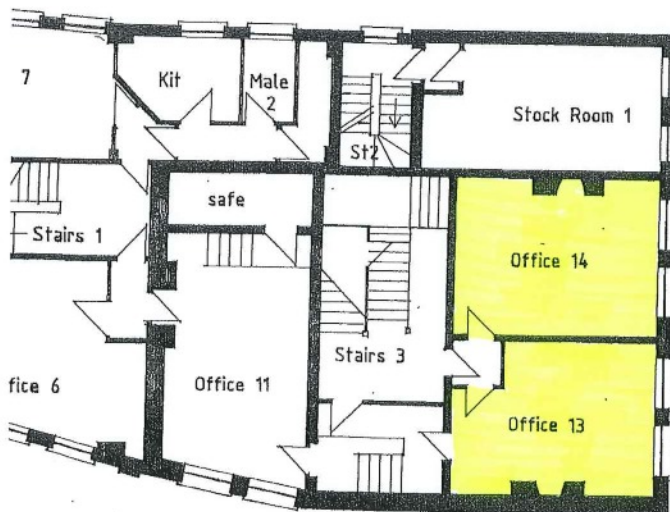
Strictly by appointment with Macfarlane & Smyth. For further details please contact David Smyth or Andrew Smyth.



THIRD FLOOR

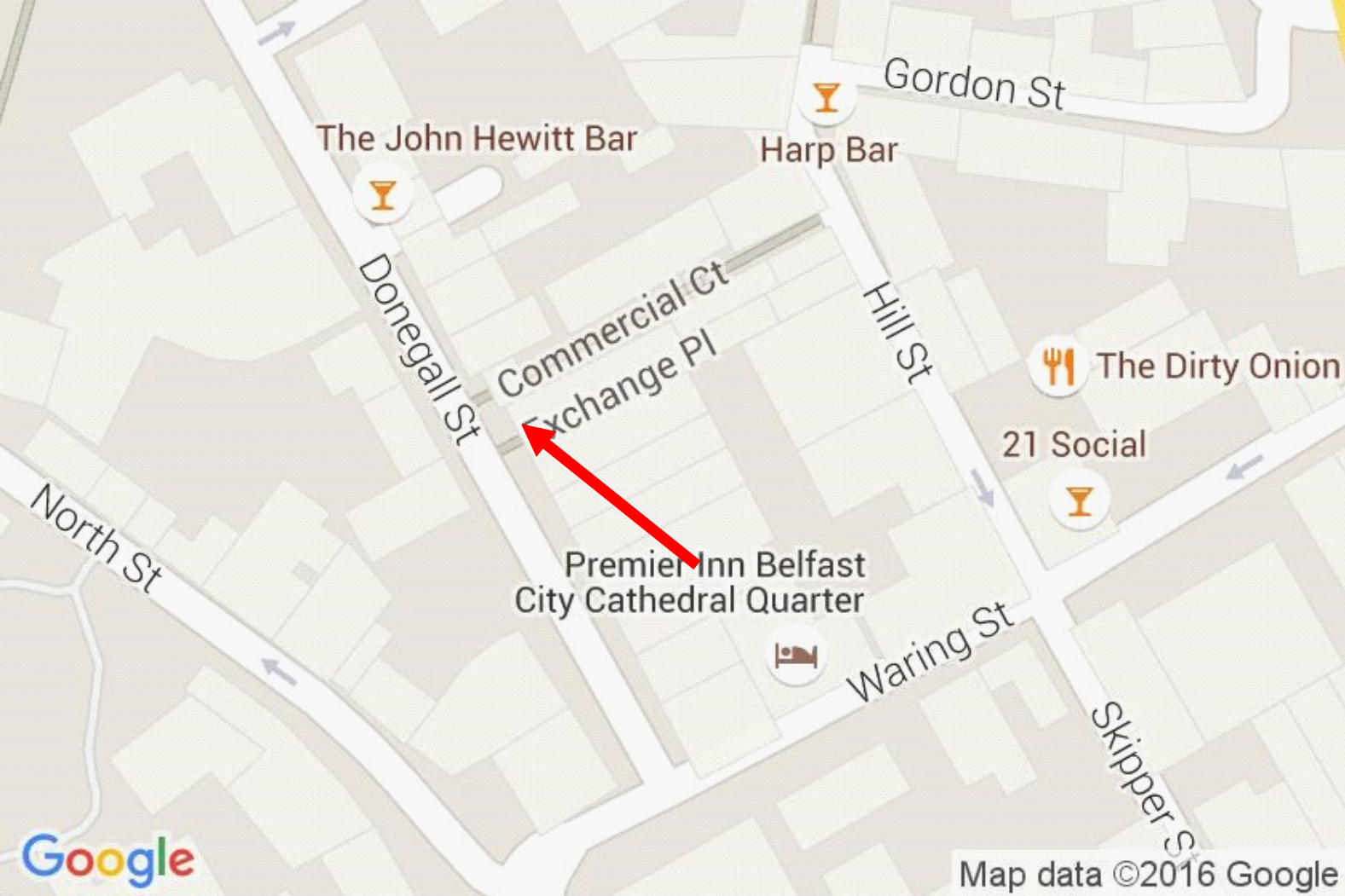


SECOND FLOOR



FIRST FLOOR

Not to scale. Indicative purposes only.



Energy Performance Certificate Northern Ireland
Non-Domestic Building

29, Donegall Street
BELFAST
BT1 2FF

Certificate Reference Number:
9422-3069-0581-0400-8595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

100

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	269
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	67.25
Primary energy use (kWh/m ² per year):	379.84

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

76

If typical of the existing stock

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.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.