

TO LET

First floor, Imperial House,
4-10 Donegall Square East, Belfast



Superb Fully Fitted Office Suite

Property Highlights

- Prestigious office accommodation.
- Undoubtedly the most prime office location in Belfast.
- Available immediately.
- 2625 sq ft (244m²)

For more information, please contact:

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Location

The subject property is located on Donegall Square which is regarded as the principal office location in Belfast's Central Business District. Imperial House is regarded as one of the most prominent and prestigious buildings in Belfast City Centre.

Well established tenants in the building include MMW Gateley Plc and Santander. Nearby occupiers are the Headquarters of Northern Ireland Banks which include Bank of Ireland, Ulster Bank and Danske.

Description

The suite is finished to a high specification to include air conditioning, suspended ceilings with recessed fluorescent lighting, raised access and carpeted floors, plastered and painted walls and a fitted kitchen.

This suite would be suitable for a number of professional occupiers and is ready for immediate occupation. The impressive communal areas are featured with a striking marble clad reception area with feature marble walls and American walnut which compliments the structural glass and stainless steel.

Accommodation

Description	Sq Ft	Sq M
Net internal area	2,625	244

Lease Details

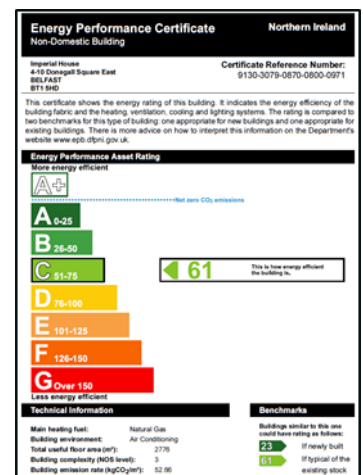
Term	By negotiation
Rent	£17 psf
Repairs	The tenant is responsible for internal repairs.
Service Charge	A service charge will be levied to cover landlord's costs of heating, lighting and cleaning of common areas together with external repairs and management of the building - £5.60 psf.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium. Estimated £0.20 psf.

NAV

We are advised by the Land & Property Service that the NAV of the property is £28,200 giving rates payable of c. £17,000 based on the current rate in the £ of 0.602803 (2018/2019).

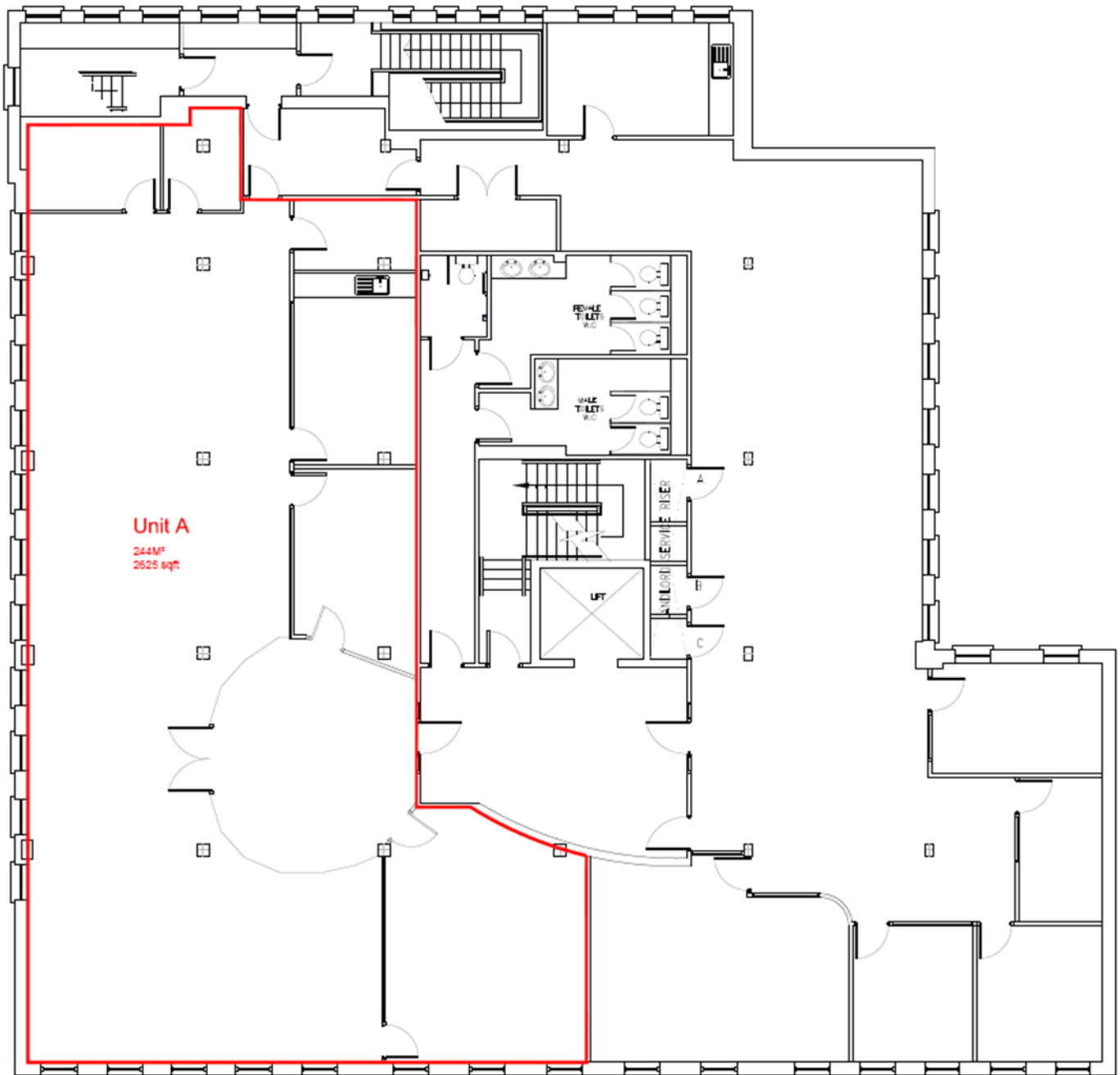
VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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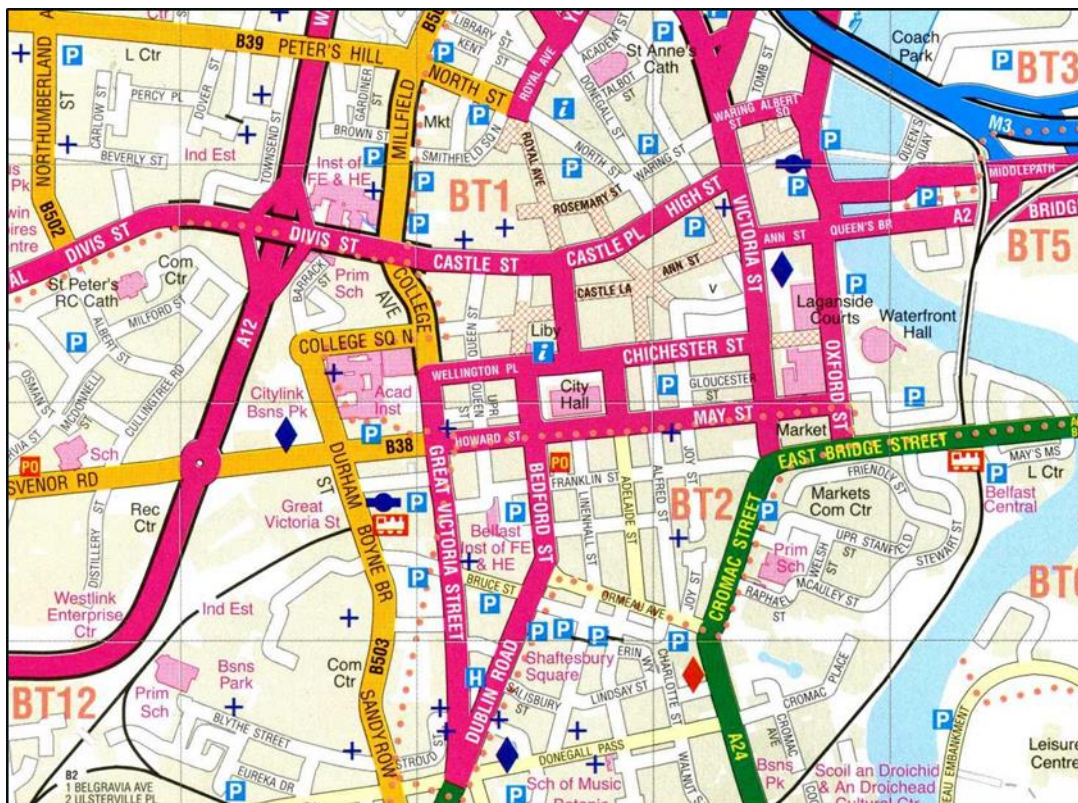
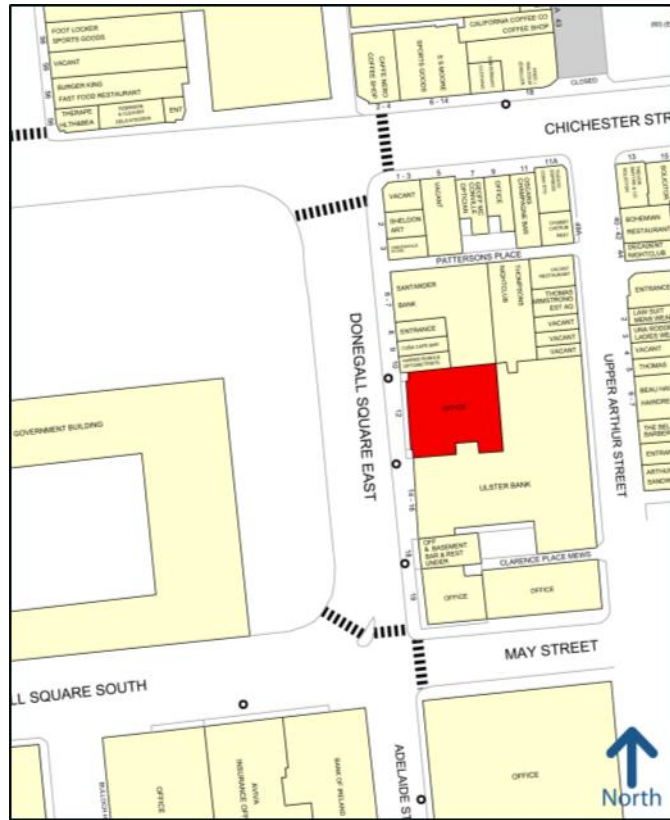


CUSHMAN & WAKEFIELD

IN PARTNERSHIP WITH MCCOMBE PIERCE

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