

TO LET (BY WAY OF SUB-LEASE)



Charles House, 103-111 Donegall St, Belfast BT1 2FJ

HIGH SPECIFICATION THIRD FLOOR OFFICE ACCOMMODATION OF C. 6,418 SQ FT



OKT
O'CONNOR KENNEDY TURTLE

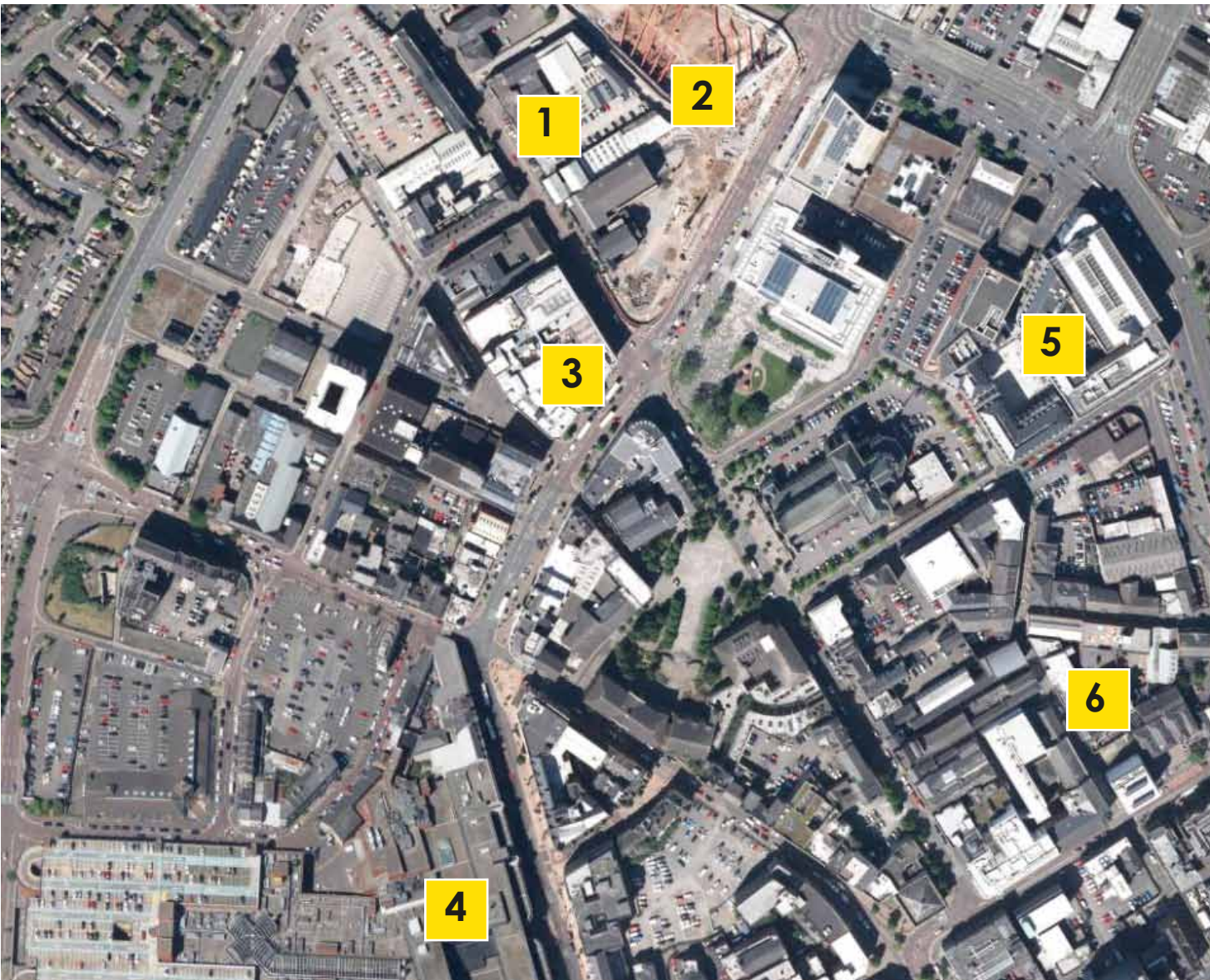
LOCATION

Belfast, the capital of Northern Ireland is the 15th largest city in the United Kingdom. The city is located approximately 103 miles north of Dublin and 75 miles south east of Londonderry. Belfast is the largest urban settlement within Northern Ireland, having a population of c. 614,000 within its Metropolitan area, being a progressive European city with an increasingly diverse economy, a rejuvenated city core and much enhanced retail, leisure and housing stock.

Charles House is prominently situated on Donegall Street, in close proximity to the Royal Avenue / York Street junction, a short distance from Belfast city centre.

The property is located immediately adjacent to the site for the new Ulster University campus and the former Belfast Telegraph building, which is subject to a redevelopment proposal for 230,000 sq ft of commercial space.

The property benefits from an abundance of transport links and on site / on street car parking and provides ease of access to the motorway network on the northern periphery of the city centre and the rest of the Province.



- 1. Subject Property
- 2. Ulster University

- 3. Belfast Telegraph Building
- 4. Castle Court

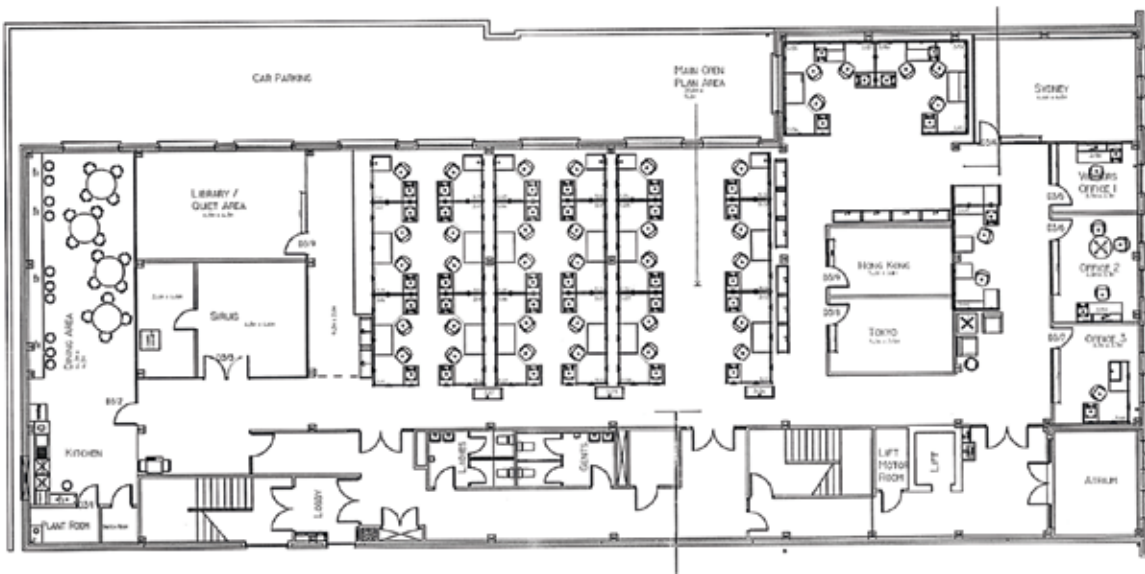
- 5. Saint Anne's Square
- 6. Cathedral Quarter

10 **MINS** Drive from
Belfast City
Airport

12 **MINS** Walk from
Belfast City
Hall

6 **MINS** Drive from
M2
Motorway

8 **MINS** Drive from
M1
Motorway



DESCRIPTION

The subject property comprises well apportioned open plan and cellular office accommodation arranged over third floor level and is fitted to an extremely high standard throughout to include:

- Painted / plastered walls
- Suspended ceilings with recessed LED lighting
- Raised access flooring
- Carpeted floor coverings
- Air conditioning / Independent heating and cooling system
- Cat 5E cabling
- Comms Room
- Access to 'state of the art' data centre
- Fully fitted kitchen
- Male / Female WCs
- Shower facilities
- 8 Person passenger lift access
- Additional board room facilities available
- On site car parking
- On site security
- Off site car parking available (further details upon request)



Open Plan Office



Cellular Offices



Board Room



Kitchen

ACCOMMODATION

THIRD FLOOR

To include open plan office, 7 No. private offices, comms room, kitchen, WC / shower facilities and fully racked storage

596 sq m (6,418 sq ft)

LEASE DETAILS

RENTAL:

On Application.

LEASE:

The property is held by way of a 10 year lease from 1st February 2016.

TERM:

Minimum of 2 year sub-lease.

INSURANCE / REPAIRS:

Effectively full repairing and insuring terms by way of service charge contribution.

SERVICE CHARGE:

Payable in respect of head tenant's costs in maintaining and repairing the interior and exterior of the building and the common areas.

AVAILABILITY:

Immediately on completion of legal formalities.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

EPC Rating - C59



FURTHER INFORMATION

For further information and viewing arrangements please contact:



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