



TO LET

193-195 Donegall Street, Belfast, BT1 2FL

Ground Floor Office with Secure Parking Extending to c. 3,449 sq ft.

LOCATION

Belfast is Northern Ireland’s capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is situated next to the Ulster University campus on Donegall Street and adjacent to the new 724 bed Biscuit Factory student accommodation.

DESCRIPTION

The subject comprises open plan ground floor offices within a prominent Georgian building dating to c. 1830. The offices benefit from good levels of natural light and are fitted to include raised access flooring, perimeter trunking, wooden and carpeted floors, painted and plastered walls and intercom entry system.

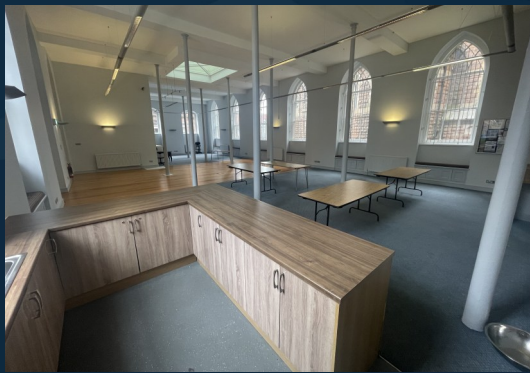
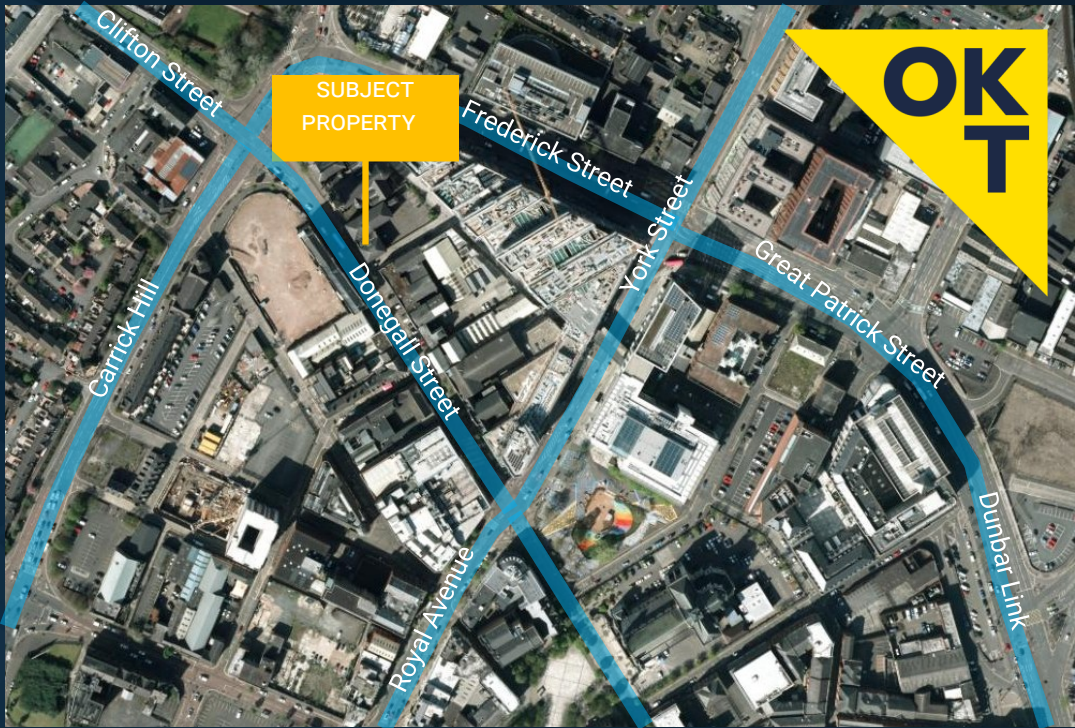
Externally there are four parking spaces included in the secure car park at the rear of the property. Further spaces may be available by way of separate licence.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Office 1	c. 165 sq m	1,776 sq ft
Office 2	c. 90 sq m	969 sq ft
Kitchen 1 / Office 3	c. 33 sq m	361 sq ft
Kitchen 2	c. 12 sq m	128 sq ft
Stores	c. 20 sq m	215 sq ft
TOTAL ACCOMMODATION	c. 320 sq m	3,449 sq m

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



LEASE DETAILS

RENT:	Price on Application
TERM:	Negotiable
REPAIRS / INSURANCE:	Tenant responsible for internal repairs and service charge.
SERVICE CHARGE:	Service charge will be levied to cover the costs of the buildings maintenance and repair of the exterior and common areas.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

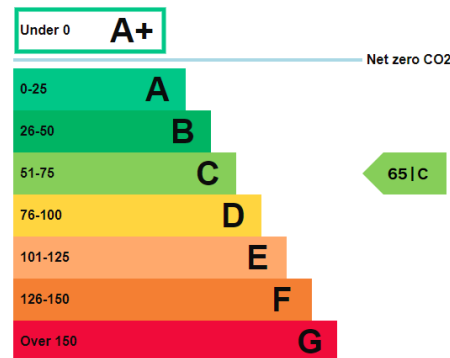
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £29,800

Estimated rates payable in accordance with LPS
Website: £19,379

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

