



FOR SALE

City Centre Riverfront Office Building
extending to c. 5,371 sq ft

3 - 4 Donegall Quay
Belfast BT1 3EA

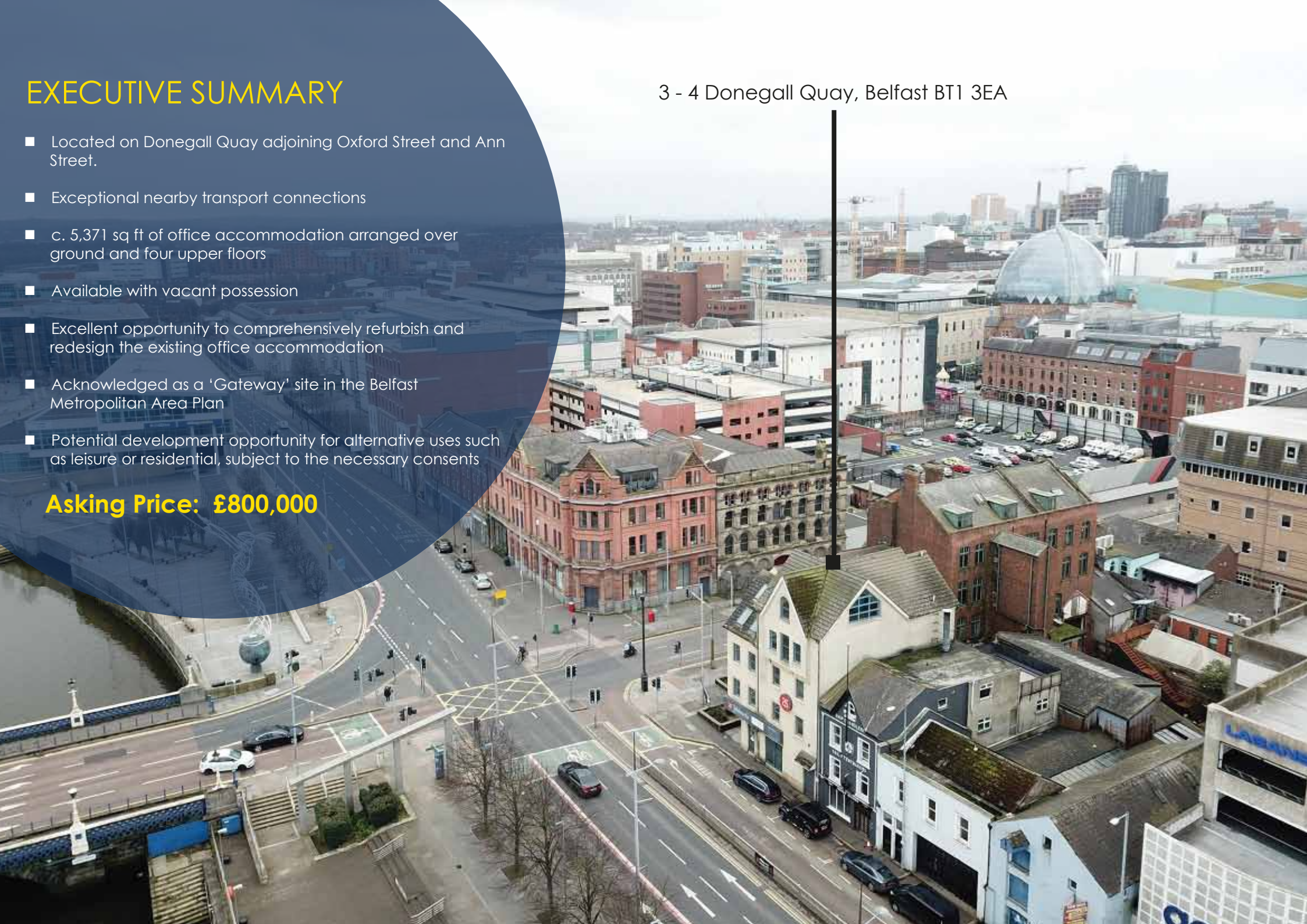


EXECUTIVE SUMMARY

- Located on Donegall Quay adjoining Oxford Street and Ann Street.
- Exceptional nearby transport connections
- c. 5,371 sq ft of office accommodation arranged over ground and four upper floors
- Available with vacant possession
- Excellent opportunity to comprehensively refurbish and redesign the existing office accommodation
- Acknowledged as a 'Gateway' site in the Belfast Metropolitan Area Plan
- Potential development opportunity for alternative uses such as leisure or residential, subject to the necessary consents

Asking Price: £800,000

3 - 4 Donegall Quay, Belfast BT1 3EA



LOCATION

Belfast, the capital of Northern Ireland is located approximately 103 miles north of Dublin and 75 miles south east of Londonderry. It is the largest urban settlement within Northern Ireland, having a population of c. 670,000 within its Metropolitan area.

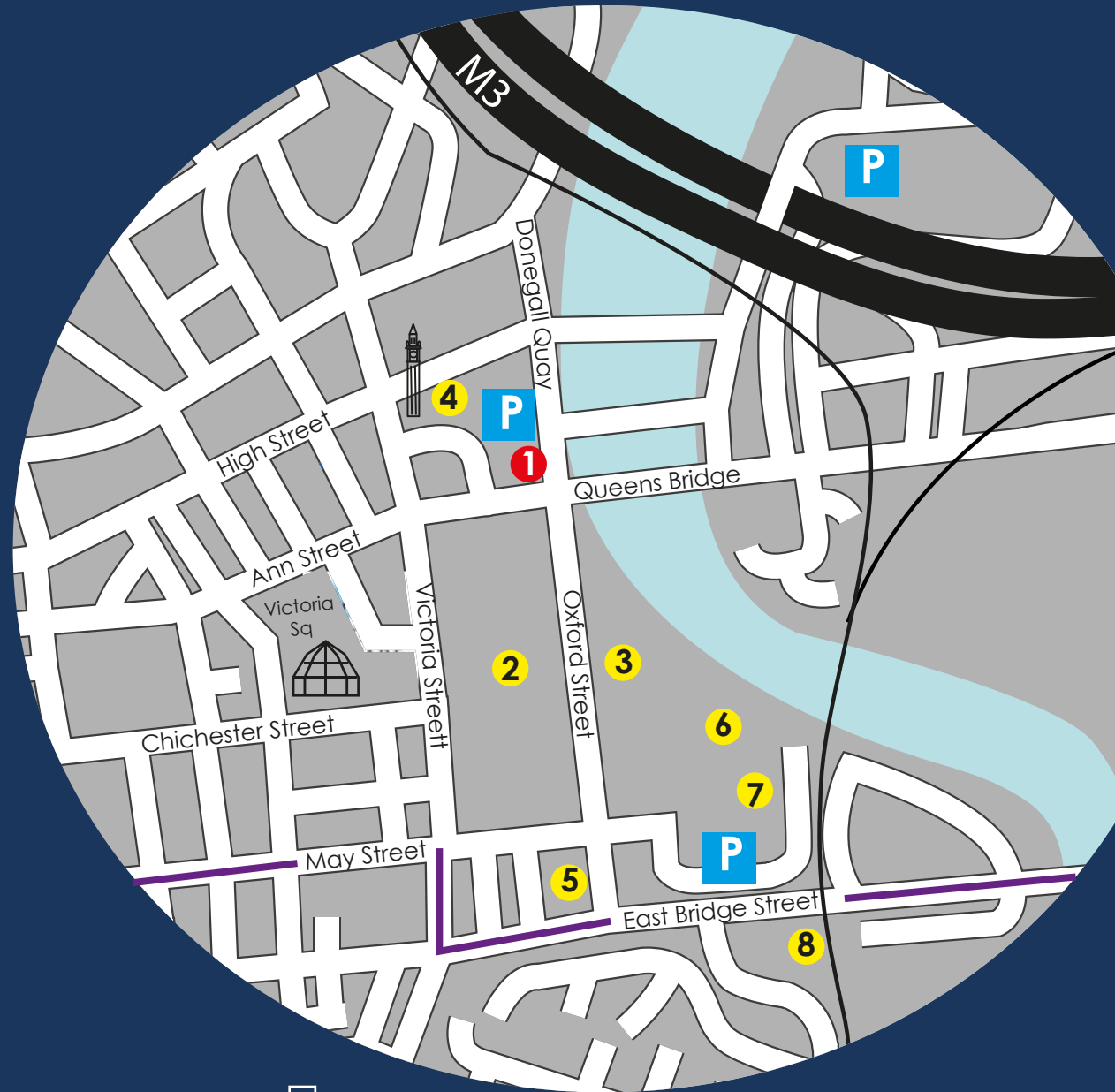
A thriving, diverse economy, skilled workforce and attractive cost base have rendered Belfast a 'city on the rise' in recent years. Talent, technology and tenacity underpin its success in key growth sectors such as Fintech, Cybersecurity, professional services and the creative industries.

The building occupies a prominent corner site on the junction of Donegall Quay, Ann Street and Oxford Street, overlooking the River Lagan.

The subject benefits from its proximity to the city's main transport hubs to include Lanyon Place Railway Station, Laganside Bus Station and the Metro Bus Terminus at City Hall.

The property is also situated close to the Glider Route on East Bridge Street and May Street.

- | | |
|-------------------------|-------------------------|
| 1. 3 - 4 Donegall Quay | 5. St George's Market |
| 2. Laganside Courts | 6. Waterfront Hall |
| 3. SSE Arena | 7. Hilton Hotel |
| 4. Laganside Bus Centre | 8. Lanyon Place Station |



c. 10 mins Drive from George Best Belfast City Airport and c. 30 Mins Drive from Belfast International



c. 15 mins walk to Great Victoria Street Station and c. 10 mins walk to Lanyon Place Station



Situated on the Glider Route with many of the Metro services a few minutes walk away (GLIDER ROUTE )



Easily accessed via the M1, M2, M3, with an abundance of public car parking in close proximity



3 - 4 Donegall Quay, Belfast BT1 3EA



DESCRIPTION

The subject property is a 4½ storey purpose built office building occupying a riverfront location on the corner of Donegall Quay and Ann Street.

The building comprises some 5 floors of office and administration space, complemented by various staff facilities.

The ground floor currently forms the reception and waiting area with the first, second and third floors all providing office accommodation and benefitting from uninterrupted views over the River Lagan and on to the Titanic Quarter.

The top floor provides a 'break-out' area together with storage accommodation. All floors with the exception of the top floor are serviced by a passenger lift.

ACCOMMODATION

FLOOR	AREA SQ M	AREA SQ FT
GROUND FLOOR	C. 93 SQ M	C. 1,002 SQ FT
FIRST FLOOR	C. 118 SQ M	C. 1,273 SQ FT
SECOND FLOOR	C. 120 SQ M	C. 1,287 SQ FT
THIRD FLOOR	C. 94 SQ M	C. 1,006 SQ FT
FOURTH FLOOR	C. 75 SQ M	C. 803 SQ FT
TOTAL ACCOMMODATION	C. 500 SQ M	C. 5,371 SQ FT

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.



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/ukSI/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.

SALES DETAILS

PRICE: Asking £800,000

TITLE: Assumed freehold

NAV: We are advised by the Land and Property Service that the NAV for the subject is £44,400. The commercial rate in the pound for 2020 / 2021 is £0.538166.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

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

EPC DETAILS



FURTHER INFORMATION



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