

**SECOND FLOOR**

**350P**

**TO LET**





General Merchants

Entrance 35DP

## Location

**35DP is located in the heart of Belfast city centre fronting onto Donegall Place. Its prime location is just metres from Belfast City Hall.**

Grand Central Station is located a 5 minute walk away with bus and Glider services within 2 minutes walk. In terms of amenities the city's retail provision is immediately accessible with Donegall Place being the cities prime retail pitch. Both Castlecourt and Victoria Square are a short walk away.

There are a wide range of cafés, bars and restaurants near by with a General Merchants coffee kiosk being located on the ground floor of the building and The Ivy being directly opposite.



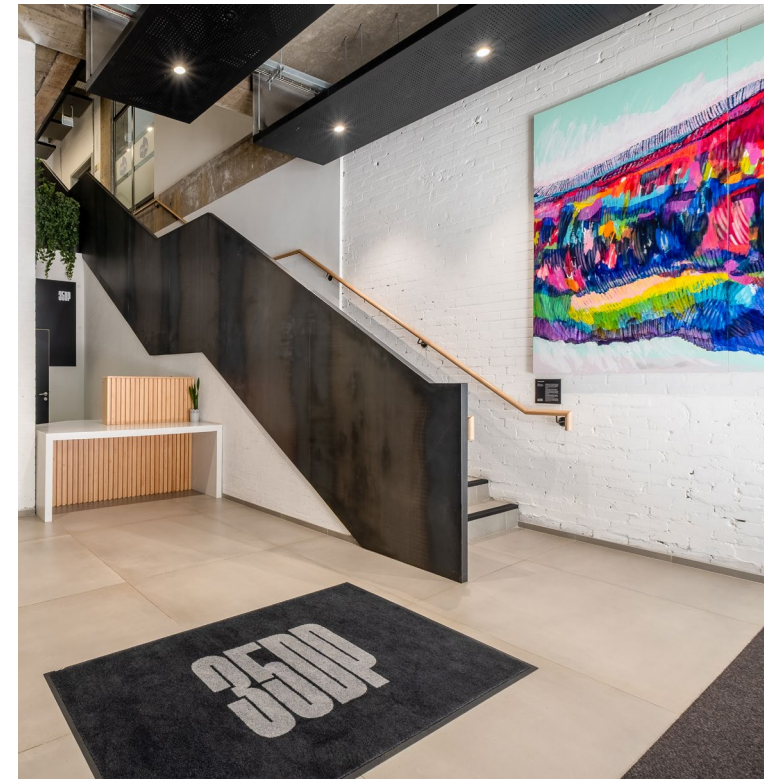
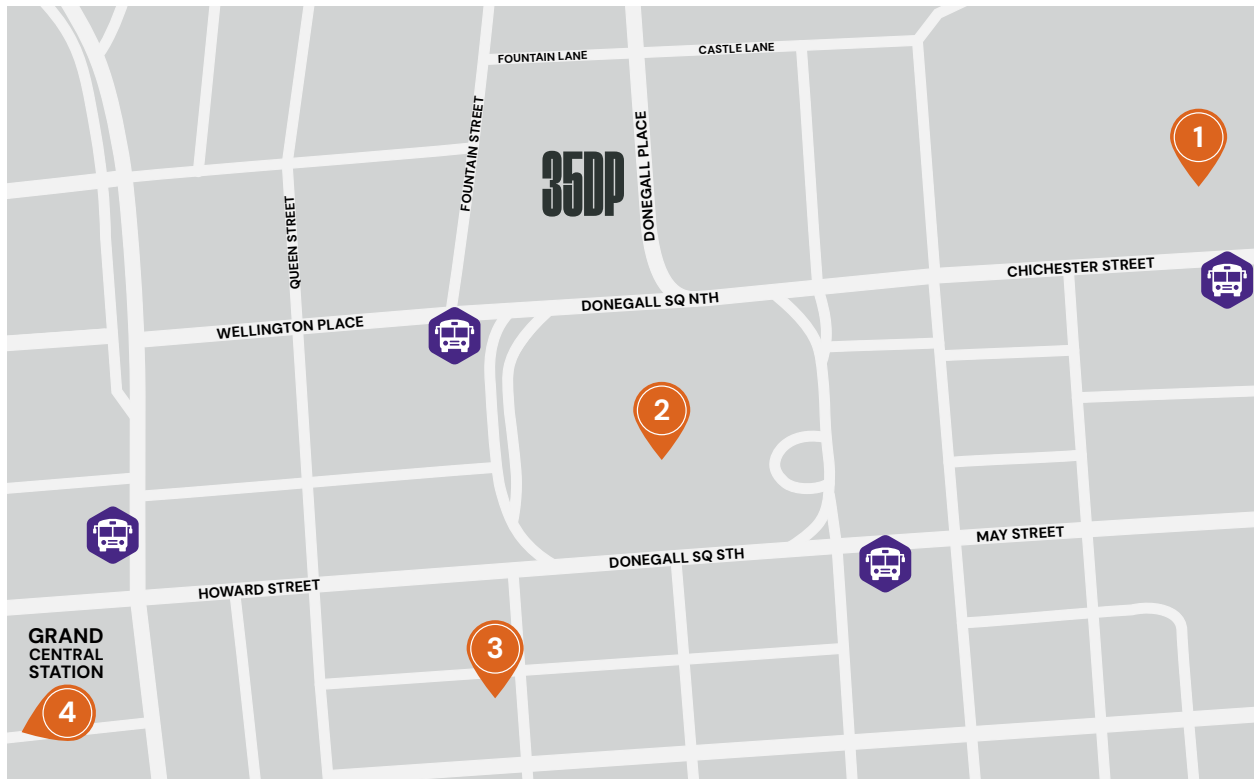
# LOCATION

1. Victoria Square
2. Belfast City Hall
3. Grand Central Hotel
4. Grand Central Station



Glider Stops

**Grand Central Station is located a 5 minute walk away with bus and Glider services within 2 minutes walk.**





Second Floor, 35DP, Donegall Place, Belfast

**MODERN INDUSTRIAL FINISH**

**c. 7,508 sq ft / 698 sq m**





# BUILDING AMENITIES



## 35DP has been specifically designed around occupiers and staff well being including:

General Merchants coffee kiosk on site

Showers and changing facilities

Locker facilities

Bike storage and drying facilities





**Other Tenants include:**

**workrise**

**Magnite**

 **Totalmobile**



## Description

35DP has been fully refurbished throughout providing over 30,000 sq ft of accommodation over 5 storeys.

The internal design utilises the concrete structure of the building to provide bright modern office space with open floor plates and excellent ceiling heights.

The double height entrance lobby provides a modern and welcoming entrance with 2 passenger lifts giving access to the upper floors.

The second floor is currently finished to CAT A standard including:

- **Raised access floors**
- **Suspended LED lights**
- **Open ceilings providing a modern industrial finish**
- **Full air conditioning**
- **Each floor benefits from dedicated toilet facilities**
- **The 2nd floor extends to c. 7,508 sq ft c. 698 sq m**

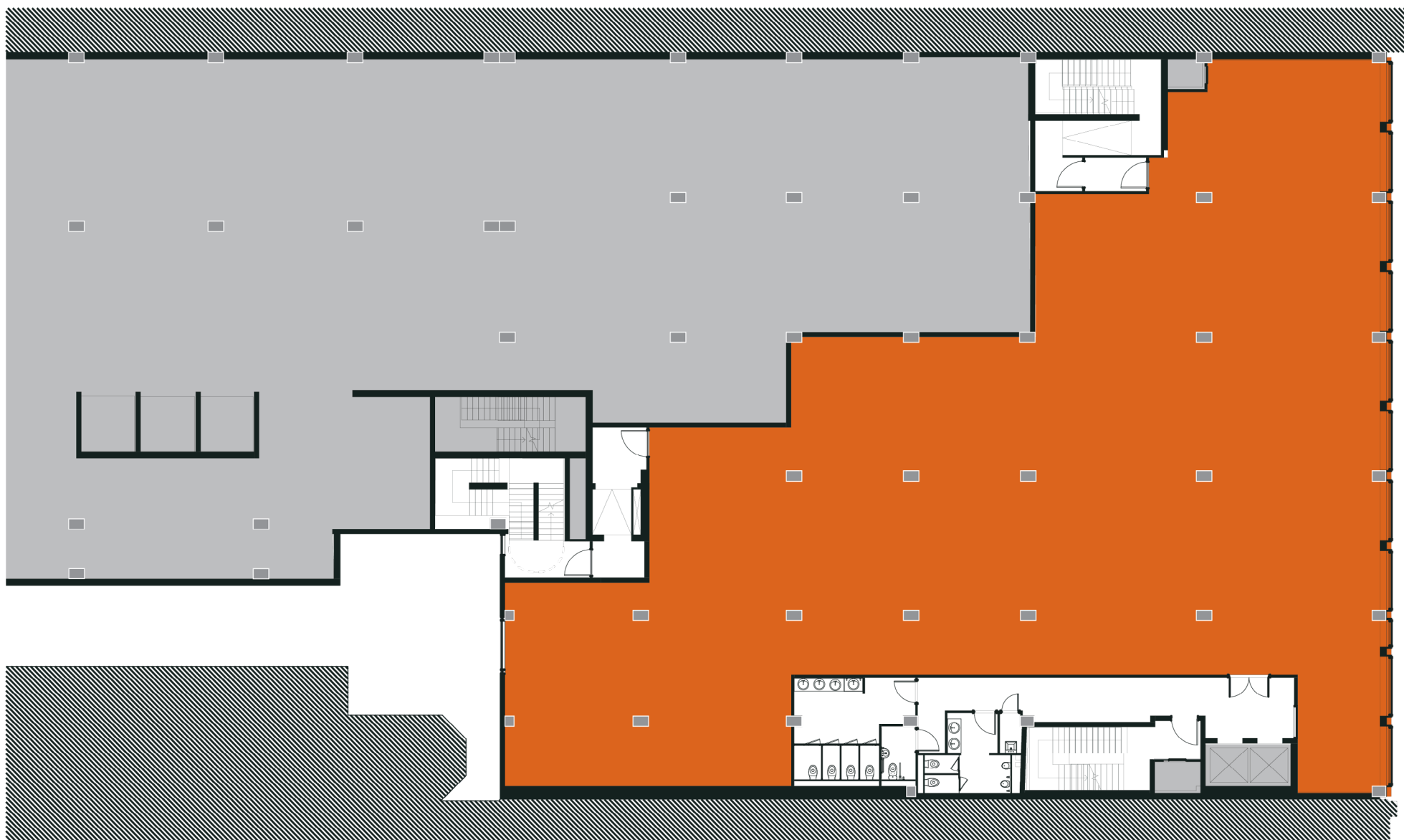
## Lease Terms

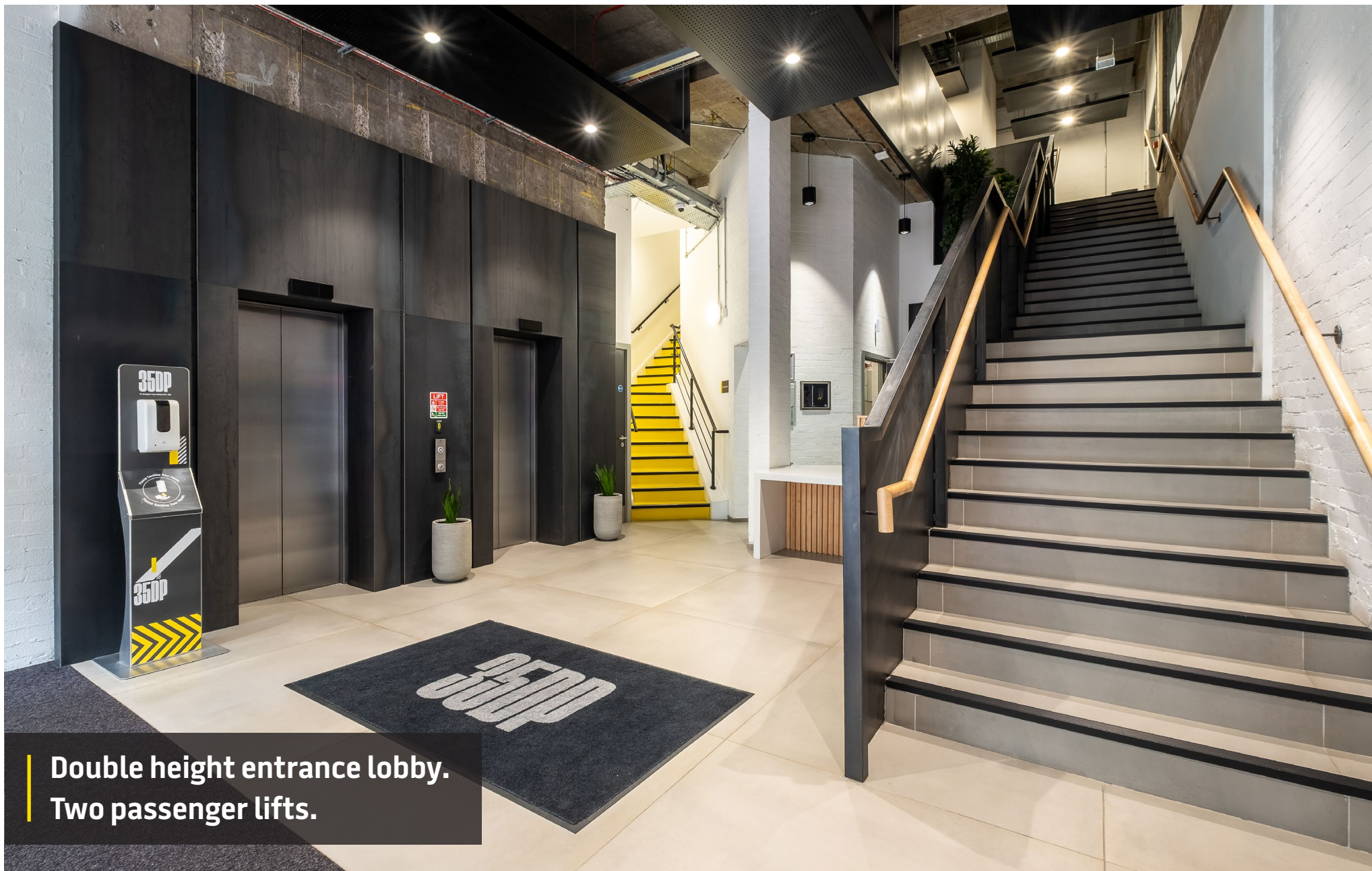
Rent:	£23.50 psf
Service Charge:	TBC
Insurance:	TBC
Term:	Flexible
EPC:	B40





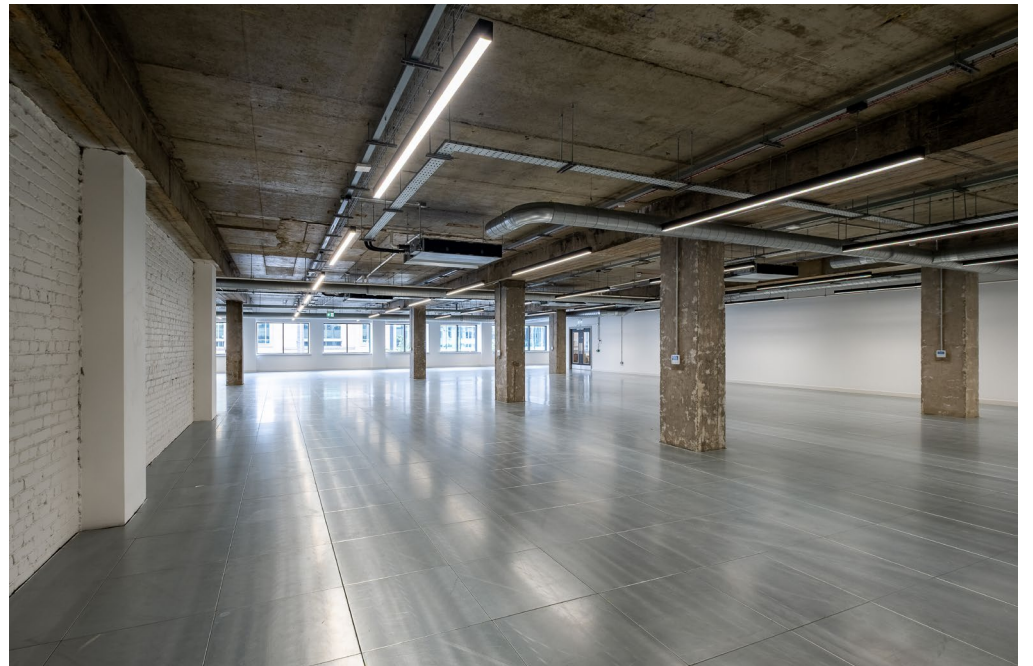
## Second Floor - Plan





Double height entrance lobby.  
Two passenger lifts.







WiredScore  
GOLD



**Savills Belfast**

2nd Floor, Longbridge House,  
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Belfast, BT1 2DX

[savills.ie](http://savills.ie)

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# SECOND FLOOR

# 350P



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