

TO LET

2nd Floor, Charles House

103-111 Donegall Street, Belfast, BT1 2FJ

Excellent 2nd floor office space



savills

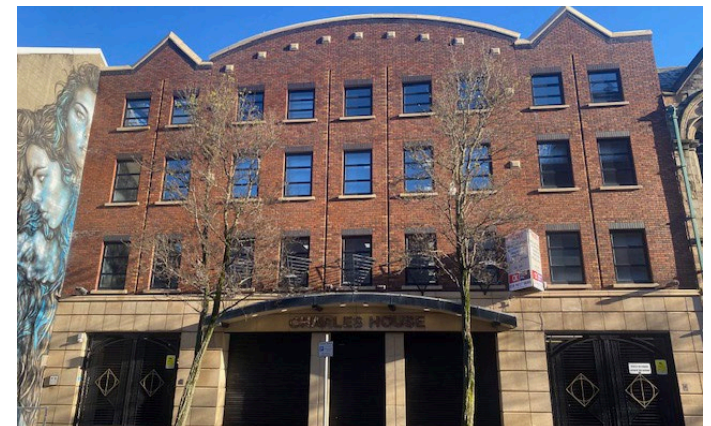
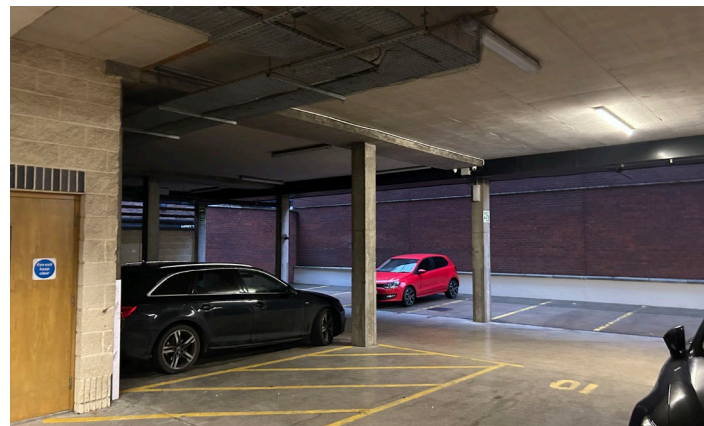
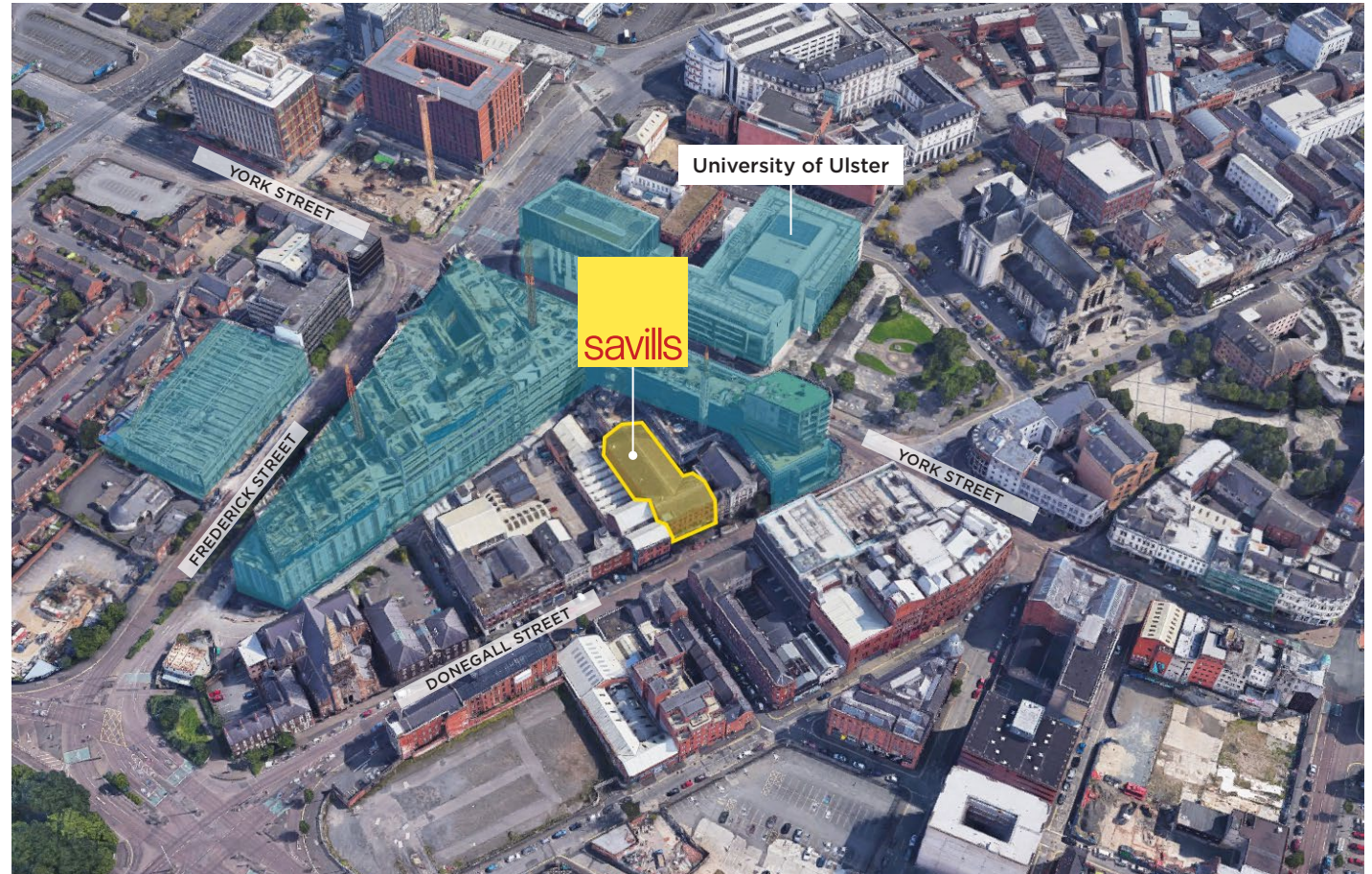
Location

Belfast is the capital of Northern Ireland with a population of approximately 281,000 people. It is located 100 miles north of Dublin and 70 miles south east of Derry/Londonderry.

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

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

The property benefits from an abundance of transport links and on site/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.



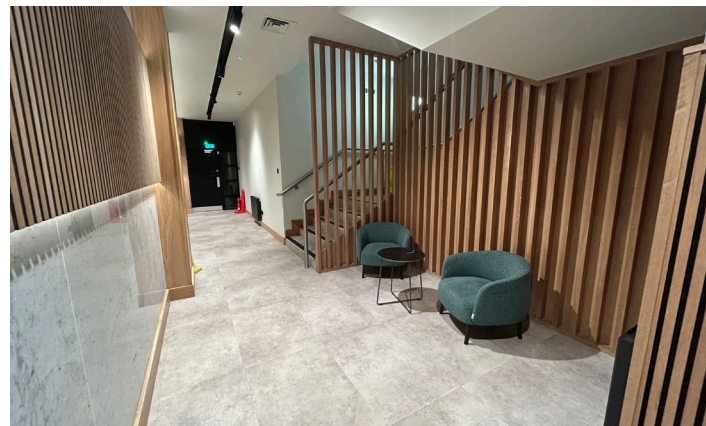
The property

The second floor comprises well apportioned open plan and cellular accommodation, fitted to an extremely high standard throughout.

Finishes include:

- Suspended ceilings with recessed LED lighting
- Raised access flooring
- Carpeted floor coverings
- Air conditioning / independent heating and cooling system
- Cat 5E cabling
- Comms room
- Fully fitted kitchenette
- Male/female WC's
- 8 person passenger lift access
- On site car parking

Well apportioned open plan and cellular accommodation.



Accommodation

Description	Sq Ft	Sq M
Second floor Includes entrance area, 3 no. private offices, board room, comms room, kitchenette, WC facilities and fully racked storage.	6,226	578.65
Total	6,226	578.65

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£85,271
Rate in £1 for 2025/26:	£0.626592
Estimated Rates Payable:	£51,108

Further information

RENT

On application.

TERM

Negotiable.

SERVICE CHARGE

TBC.

REPAIRS/INSURANCE

Full repairing and insuring terms by way of service charge contribution.

EPC

C54. Full EPC certificate available on request.

VAT

All prices, outgoings and rentals are exclusive of, by may be liable to Value Added Tax.

CONTACT



Savills Belfast
2nd Floor,
Longbridge House,
16-24 Waring Street,
Belfast, BT1 2DX
savills.ie

Richard McCaig
richard.mccaig@savills.ie
+44 (0) 28 9027 0034

Kyle McComiskey
kyle.mccomiskey@savills.ie
+44 (0) 28 9027 0012

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