

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

TO LET

**FIRST FLOOR OFFICE
AND WORKSPACE
ACCOMMODATION**

**1 EXCHANGE PLACE/
DONEGALL STREET
BELFAST
BT1 2NA**

c. 40.50 M² (436 FT²)



DONEGALL STREET FRONTAGE

- The subject forms part of three DSD Managed Workspace Buildings which operate in the Cathedral Quarter with a focus on 'Not for Profit' organisations from the Arts, Cultural & Community Sector by providing affordable accommodation.
- The first floor office, which has secure intercom access from Exchange Place, is finished to include wooden floors, painted/plastered walls and ceilings, traditional sliding sash windows and strip fluorescent lighting.
- Exchange Place is located off Donegall Street in the heart of the Cathedral Quarter and within close proximity to Laganside Bus Station, Victoria Square complex, Castlecourt Shopping Centre and the University of Ulster (Belfast Campus).

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**McKIBBIN COMMERCIAL
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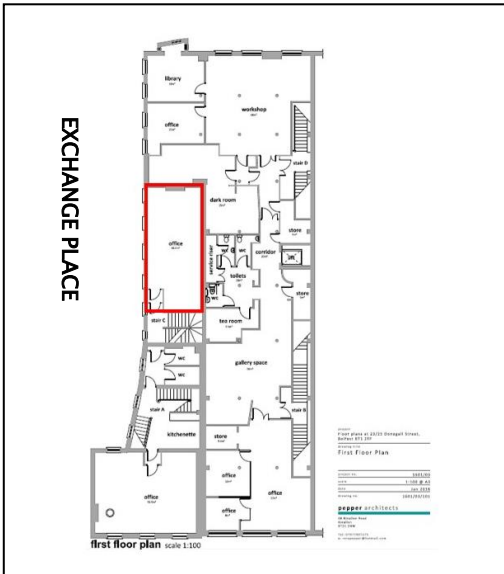
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TO LET

OFFICE & WORKSPACE ACCOMMODATION 1 Exchange Place/Donegall Street, Belfast



NOT TO SCALE

LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

On application.

Rent Review:

Upwards only every 3 or 5 years.

Repairs & Insurance:

Effective Full Repairing and Insuring Lease with a service charge levied to cover the cost and upkeep of the communal areas of the building.

AVAILABILITY

1st October 2021

AVAILABLE ACCOMMODATION

	Area
Ground Floor	Communal Entrance from Exchange Place
First Floor Open Plan Office	- c. 40.5m ² (436 ft ²)
WC	

RATES INFORMATION

NAV £2,200
Rate in £ 2021/22 = 0.543147
Rates payable 21/22 = £896.19

(Including 25% Small Business Rates Relief).

VAT

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

EPC

