



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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OFFICE ACCOMMODATION



## TO LET

**Modern First & Second Floor Office  
Accommodation**

**c. 2,169 - 3,751 ft<sup>2</sup> (202 - 349 m<sup>2</sup>)**

**The Arbor Building  
71 - 75 Donegall Pass  
Belfast  
BT7 1DR**



- Excellent, modern office accommodation available on the first and second floors of 'The Arbor Building.'
- Passenger Lift Access
- Gas Fired Central Heating
- Bright, well-proportioned space with board & meeting rooms
- Kitchen and WC Facilities
- Convenient location in south Belfast 1/2 mile from the city centre



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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## LOCATION

Donegall Pass is located approximately 1/2 mile from the city centre and links Shaftesbury Square with Ormeau Road. The subject property is situated on the south side of Donegall Pass on the corner of Virginia Street. Neighbouring occupiers include Hinds & Small Solicitors, Rainey & Best Chartered Quantity Surveyors & Sword Security.

## DESCRIPTION

Modern first and second floor offices available within 'The Arbor Building' which fronts Donegall Pass in South Belfast. Both floors offer a bright, adaptable working environment partitioned internally to providing, open plan office accommodation, board / meeting rooms, storage space, kitchenette and male / female & disabled wcs.

The offices further benefit from lift access to both floors, double glazed windows / doors, intercom entry system, computer networking points, plastered / painted walls, spot / fluorescent lighting, suspended tiled ceilings and gas fired central heating systems.

The second floor also includes an attractive mezzanine office of c. 678 ft2 (63 m2)

## ACCOMMODATION

	<b>SQ FT</b>	<b>SQ M</b>
Office 1F	1,582	147
Office 2F	1,491	139
<u>Office Mezz 2F</u>	<u>678</u>	<u>63</u>
<b>Total</b>	<b>3,751</b>	<b>349</b>

## RENT

First Floor £13,500 per annum (+VAT)

Second Floor (inc Mezzanine) £16,500 per annum (+VAT)

## VALUE ADDED TAX

The building has been VAT registered and therefore rent and all other outgoing payments are subject to VAT at the prevailing rate.

## REPAIRS

Full Repairing & Insuring Equivalent Lease

## INSURANCE

Tenant responsible for payment of landlord's buildings insurance premium.

## SERVICE CHARGE

A service charge is payable to cover external repairs & maintenance, common stairway, maintenance of lift, communal area maintenance & building's insurance premium.



## NET ANNUAL VALUE

We have been advised by Land and Property Services that the NAVs are as follows;

1F - £12,700

2F - £14,900

(Non-domestic rate in the £ for 2019/20 - £0.614135).

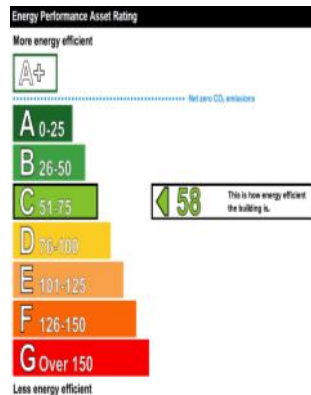
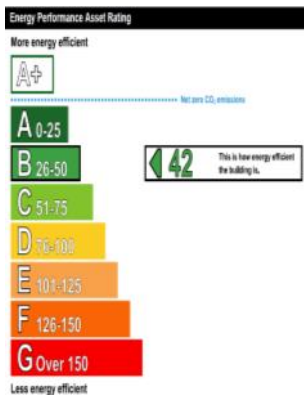
Both assessments may be eligible to receive a small business rates relief of 20%.

Rates payable are therefore estimated to be as follows;

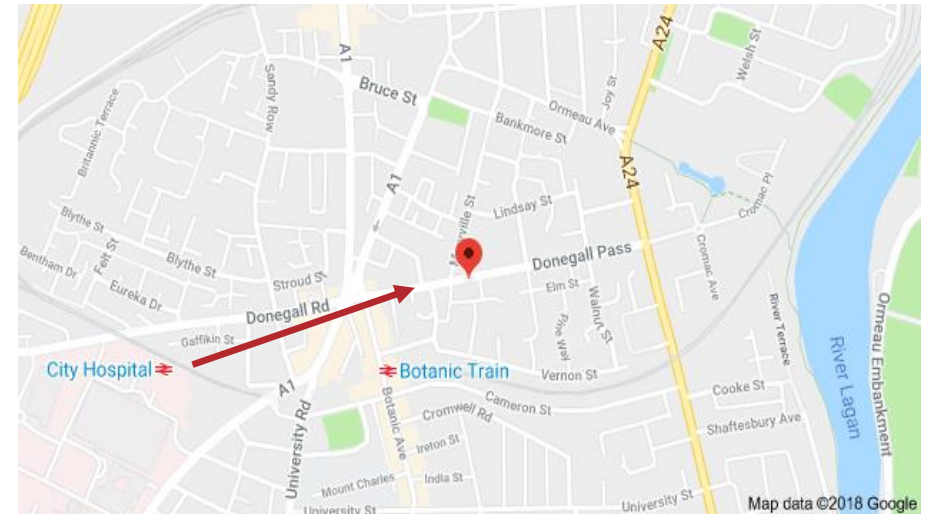
1F - c. £6,240 per annum

2F - c. £7,320 per annum

## ENERGY PERFORMANCE CERTIFICATES



## LOCATION MAP



## VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

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