

**TO LET**

**2nd, 3rd & 4th Floors, Donaldson & Lyttle Building,  
68-72 Great Victoria Street, Belfast, BT2 7SL**

**CITY CENTRE LOFT STYLE OFFICE SPACE AVAILABLE FROM C. 2,000 SQ FT - 19,143 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE





## FEATURES

City centre loft style office space

Space available from c. 2,000 sq. ft. – 19,143 sq. ft.

Refurbished period building

Highly accessible City centre location

In close proximity to Great Victoria Street transport hub

4 no. dedicated car park spaces on site

### LOCATION

The subject property occupies a prominent City Centre location at the junction of Bruce Street and Great Victoria Street, one of Belfast's main arterial routes which benefits from ease of access to the Westlink and wider motorway network.

The location is well served by local amenities on Dublin Road and Great Victoria Street and is located in close proximity to the existing Great Victoria Street rail and bus terminus.

In addition, the construction of a newly developed transport hub at nearby Grosvenor Road is currently underway.

Occupiers in the locality include Axiom, Alexander Mann and the Europa and Fitzwilliam Hotels..



## DESCRIPTION

The subject property comprises a five storey, period building of traditional red brick construction.

The ground floor currently accommodates restaurant occupiers while the upper floors are undergoing refurbishment to provide c. 19,143 sq. ft. of office accommodation, arranged over first to fourth floor levels.

The building benefits from two entrance points on Great Victoria Street and Bruce Street, both of which are serviced by way of a passenger lift.

Internally, the following period features have been retained:

- Exposed red brickwork
- Varnished timber joist flooring
- Steel beams

In addition, WC's are provided on each floor level. Four dedicated car park spaces are provided at the Bruce Street elevation of the building.

## ACCOMMODATION

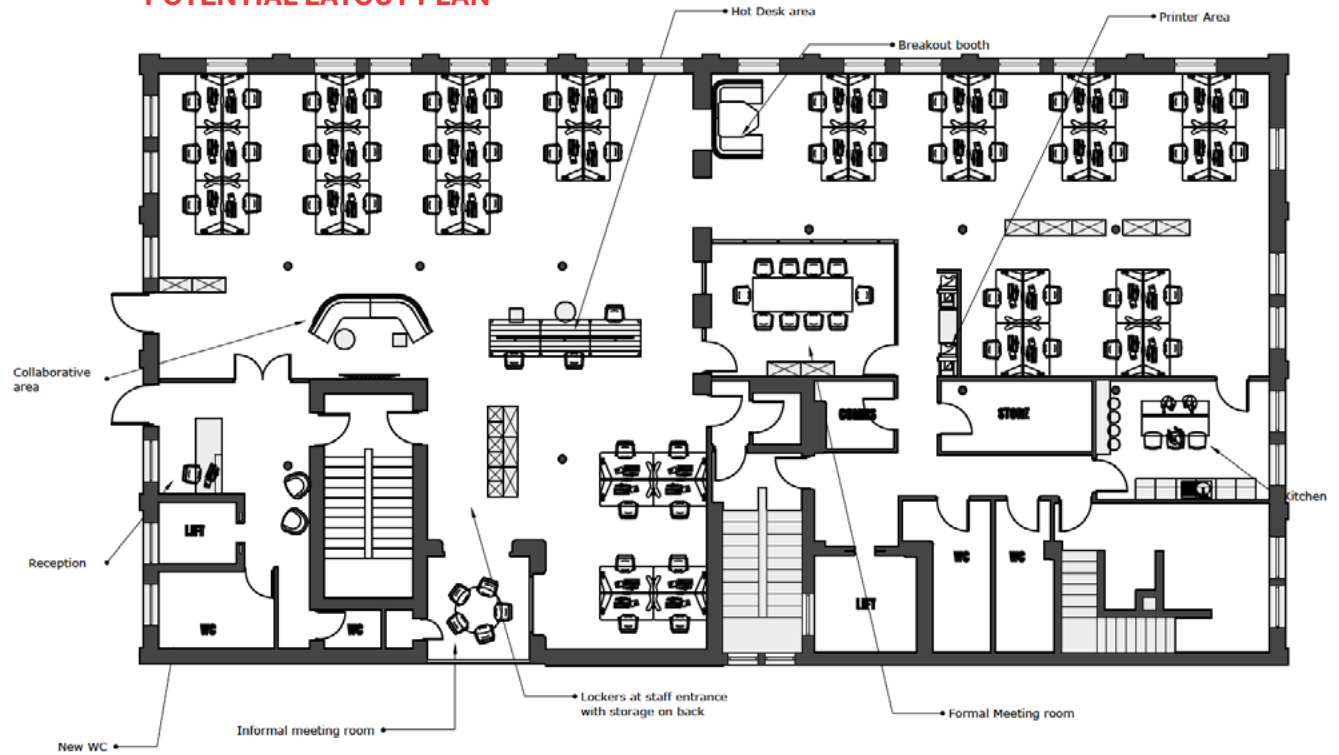
The areas below are approximate areas.

Floor	Net Internal Area Sq M	Net Internal Area Sq Ft
First	426	4,590
Second	456	4,916
Third	466	5,014
Fourth	429	4,623
<b>Total</b>	<b>1,777</b>	<b>19,143</b>





## POTENTIAL LAYOUT PLAN



### CONFIGURATION

Please note, the space is largely of open plan configuration, however, the landlord may consider subdivision of floors to provide office suites from c. 2,000 sq. ft. upwards.

### REPAIRS & INSURANCE

The space will be let on effective full repairing and insuring terms by way of service charge recovery.

### SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance and upkeep of common areas. The current service charge estimate is TBC.

### BUSINESS RATES

We understand that the property is to be reassessed for rating purposes by Land & Property Services.

Further details are available on request.

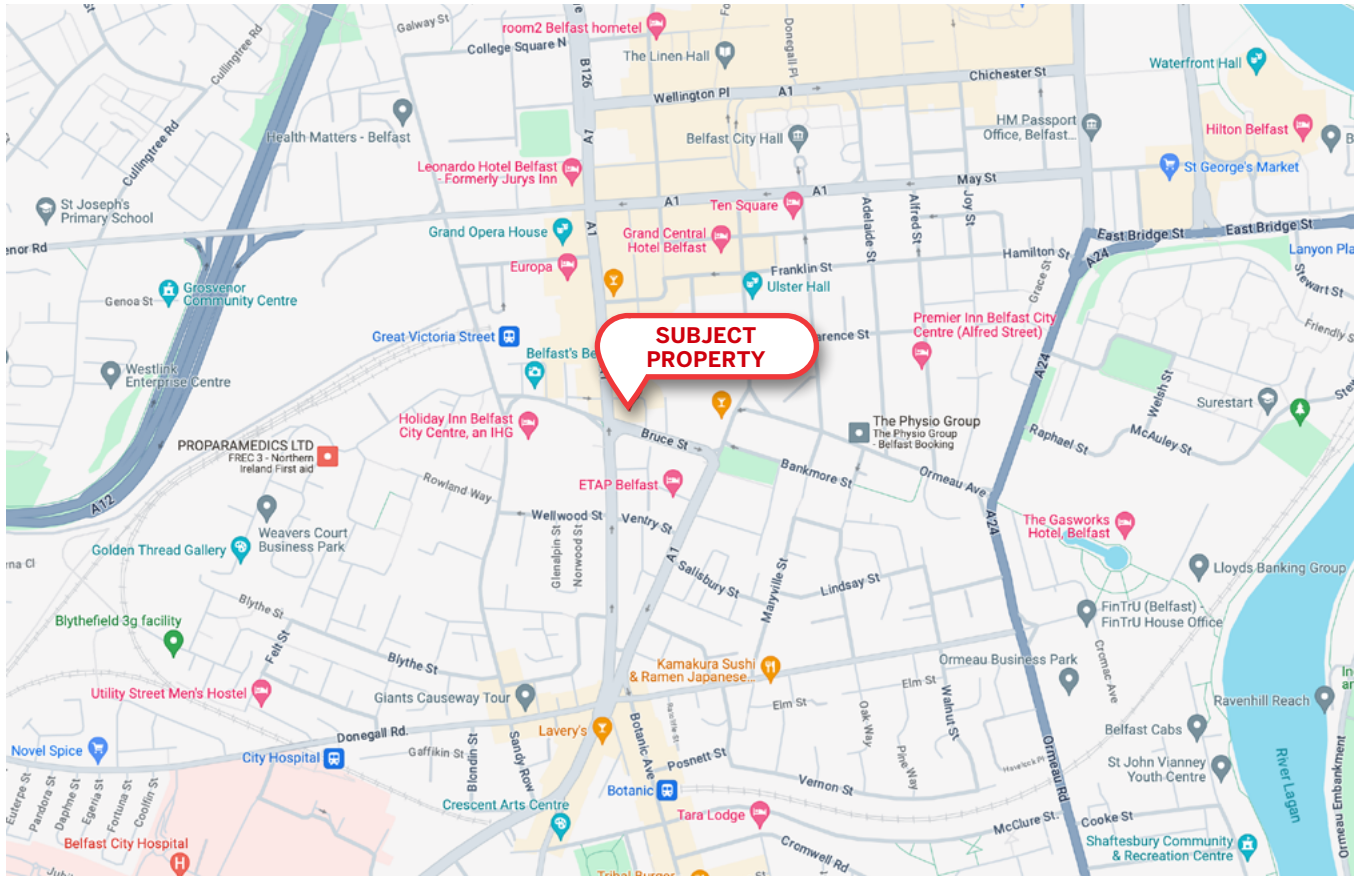


## INDICATIVE LAYOUT PLAN

Please note that this has been prepared by Workshop NI, Belfast.



## LOCATION



## LEASE DETAILS

Rent: £11 psf, per annum excl.

Term: By way of negotiation.

## VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

## EPC

The property has an Energy Efficiency rating of C53. The full Certificate can be made available upon request.



## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

# Lisney

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Viewing Strictly by appointment with the sole letting agent Lisney.

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