

# METRO



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**Metro Building** | 6-9 Donegall Square South, Belfast, BT1 5JA

**Lisney**  
COMMERCIAL REAL ESTATE

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**Metro Building** | 6-9 Donegall Square South, Belfast, BT1 5JA

**Landmark Grade A  
City Centre Office Building.**



**METRO**





# LOCATION



The Metro building is located in the heart of Belfast city centre, the capital of Northern Ireland. Belfast is the 15th largest city in the UK and second largest on the island of Ireland and lies approximately 100 miles (161 km) to the north of Dublin.

## AIRPORTS

Belfast has an excellent infrastructure network and is well connected to the rest of Ireland and to mainland UK. George Best City Airport is located approximately 4 miles (6 km) from the city centre with Belfast International Airport approximately 23 miles (37 km) north-west.

## COMMERCIAL PORT

In addition Belfast has a large commercial port that is also used for passenger ferry services with regular sailings to Scotland, England and Wales.

## MOTORWAYS

Belfast has good road communications being positioned within close proximity to the M2 linking the north and west of the province and the M1 which links with Dublin in the south.

## RAILWAY

The two principal railway services in the city centre include Great Victoria Street and Lanyon Place, the latter of which provides a direct link with Dublin. Weavers Court Transport Hub, once completed, is also in close proximity.

# WHY BELFAST



Belfast is Europe's leading FDI destination for new software development.



Highly educated and skilled workforce. One of the youngest populations in Europe – 53% is under the age of 40.



Northern Ireland is the world's top region for Financial Services technology inward investment.



A resilient digital network provides high-speed voice and data connections throughout the world.

The city has a number of specialisms including financial services technologies, Cyber Security, Software Development, fund administration operations and risk, regulation and compliance.

A talented and strong labour market, low cost base and good quality of life are driving global companies to consider Belfast as a base.



DANSKE BANK

VICTORIA SQ

ULSTER BANK HQ

BANK OF IRELAND HQ

CITY HALL



# TRANSPORT CONNECTIONS

Metro is located on the Belfast Glider Rapid Transport System route and is a short walk from the recently commenced Belfast Transport Hub, Weavers Cross which is due for completion by 2023.



# BUILDING

The Metro building is located in the heart of Belfast's prime office area on the prestigious Donegall Square facing Belfast City Hall.

The property comprises 69,611 sq ft of prime grade A office space incorporating basement, ground and eight upper floors, with typical efficient floor plates of 10,000 sq ft.

In addition the building benefits from a dedicated basement car parking facility for 50 cars.

## TECH SPECS

- Cooling, Heating & Lighting.
- VRF fully air-conditioned.
- Intelligent lighting.

## FLOOR HEIGHTS

- Slab to slab height of 2.7m.
- Raised floor depth 150mm overall.

 **Donegal Square**

- the heart of Belfast's prime office area

 **69,611 sq ft**

- prime grade a office space

 **x50**

- basement parking

## SECURITY

- Manned Reception during office opening hours.
- Fob access from carpark and extensive CCTV coverage with provision for gated access controls.

## SUSTAINABILITY

- Low power lighting.
- Low water use in WC's.



# SPECIFICATION

## The building provides the following:

- Nine storey Portland stone clad with curtain walling and full height glazing to two sides
- Glazed revolving entrance doors to reception.
- 4 no. passenger/goods lifts (3 no. 10 person lifts in reception lobby and 1 no. 8 person lift to the basement)
- Feature lighting to entrance and atrium.
- Contemporary male, female and accessible toilets on ground to seventh floors.
- Shower facilities



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## OFFICE SPECIFICATION

The large open plan and highly adaptable Office suites will provide Grade A specification to include:

- Category A fit-out
- Raised access flooring
- Carpet tiles
- Plastered, painted walls
- Suspended ceiling
- High specification LED lighting
- Fully air conditioned
- Kitchen / breakout area
- WC facilities



## PARKING

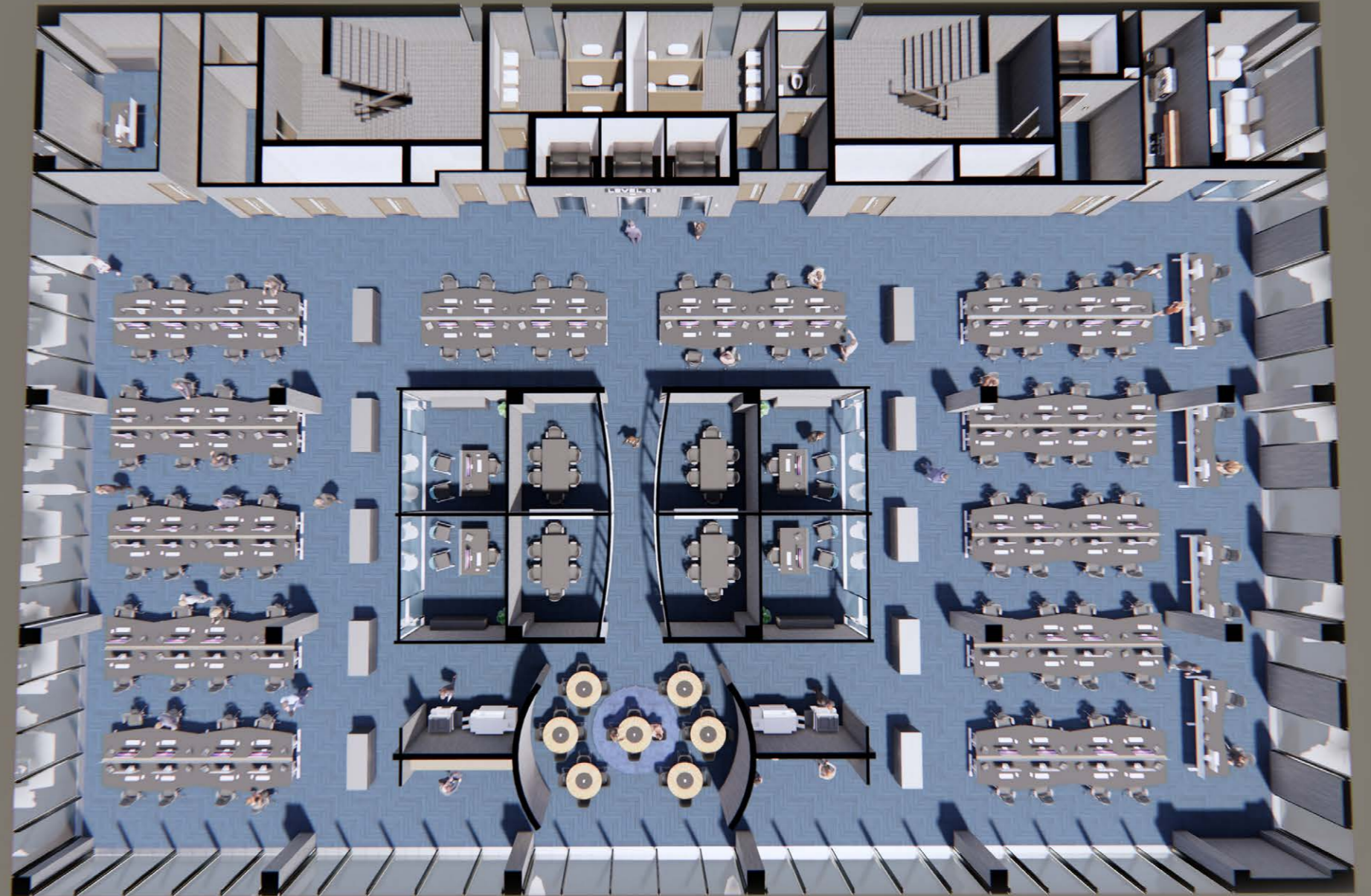
50 car parking spaces at basement and lower ground level. Service bay with access to goods lift. Fob access from carpark and extensive CCTV coverage with fob access controls.

EV Car charging point provided.



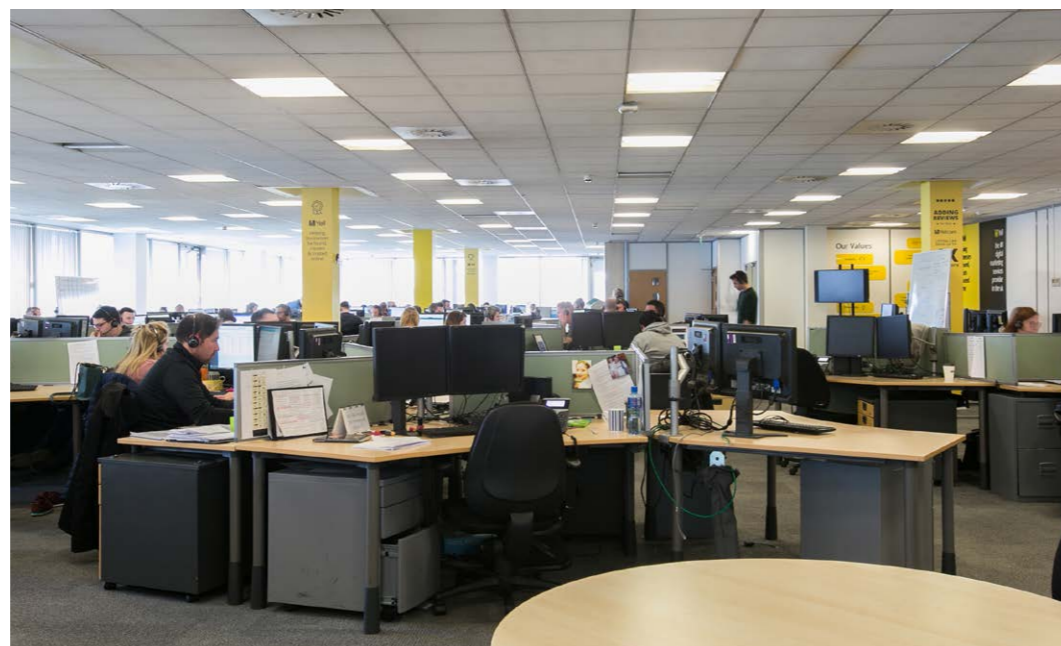


# FLOOR PLANS



# PHOTO GALLERY







# VIDEO



**CLICK HERE TO VIEW  
PROPERTY VIDEO**

## EPC

The building has a rating of C61.  
A full report is available on request.

# ADDITIONAL INFORMATION

## RENT

Rent on application.

## TERM

Negotiable.

## REPAIRS/INSURANCE

Effective FRI lease by way of service charge liability.

## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the building. On all new lettings this is anticipated to be in the region of £4.75 - £4.95 per sq ft.

## BUILDINGS INSURANCE

The tenant is to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.

## RATES

Full details from the letting agents.

## VAT

All prices, charges and rentals are quoted exclusive of VAT which is chargeable.

## EPC

**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

The Metro Building  
6-9 Donegall Square South  
BELFAST  
BT1 5JA

**Certificate Reference Number:**  
9119-3049-0783-0100-4501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

**Energy Performance Asset Rating**

**More energy efficient**

A+

Net zero CO<sub>2</sub> emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

**Less energy efficient**

61

This is how energy efficient the building is.

**Technical Information**

|                                                                      |                  |
|----------------------------------------------------------------------|------------------|
| Main heating fuel:                                                   | Natural Gas      |
| Building environment:                                                | Air Conditioning |
| Total useful floor area (m <sup>2</sup> ):                           | 8527             |
| Building complexity (NOS level):                                     | 4                |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 34.01            |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 188.71           |

**Benchmarks**

Buildings similar to this one could have rating as follows:

32

If newly built

86

If typical of the existing stock



# CONTACT

**Lisney**  
COMMERCIAL REAL ESTATE

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# 2021 AVAILABILITY



**Metro Building** | 6-9 Donegall Square South, Belfast, BT1 5JA

| <b>FLOOR</b>     | <b>GROSS INTERNAL AREA (SQ FT)</b> | <b>NET INTERNAL AREA (SQ FT)</b> |
|------------------|------------------------------------|----------------------------------|
| <b>2nd Floor</b> | 12,066                             | 10,271                           |
| <b>3rd Floor</b> | 12,066                             | 10,271                           |
| <b>4th Floor</b> | 12,066                             | 10,271                           |
| <b>5th Floor</b> | 12,066                             | 10,271                           |
| <b>Total</b>     | <b>48,264</b>                      | <b>41,084</b>                    |

**FOR FURTHER INFORMATION, PLEASE CONTACT:**



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