

TO LET

Downshire House

3 Downshire Place, Belfast, BT2 7JQ

Refurbished office building – suites from 2,500 – 9,800 sq ft



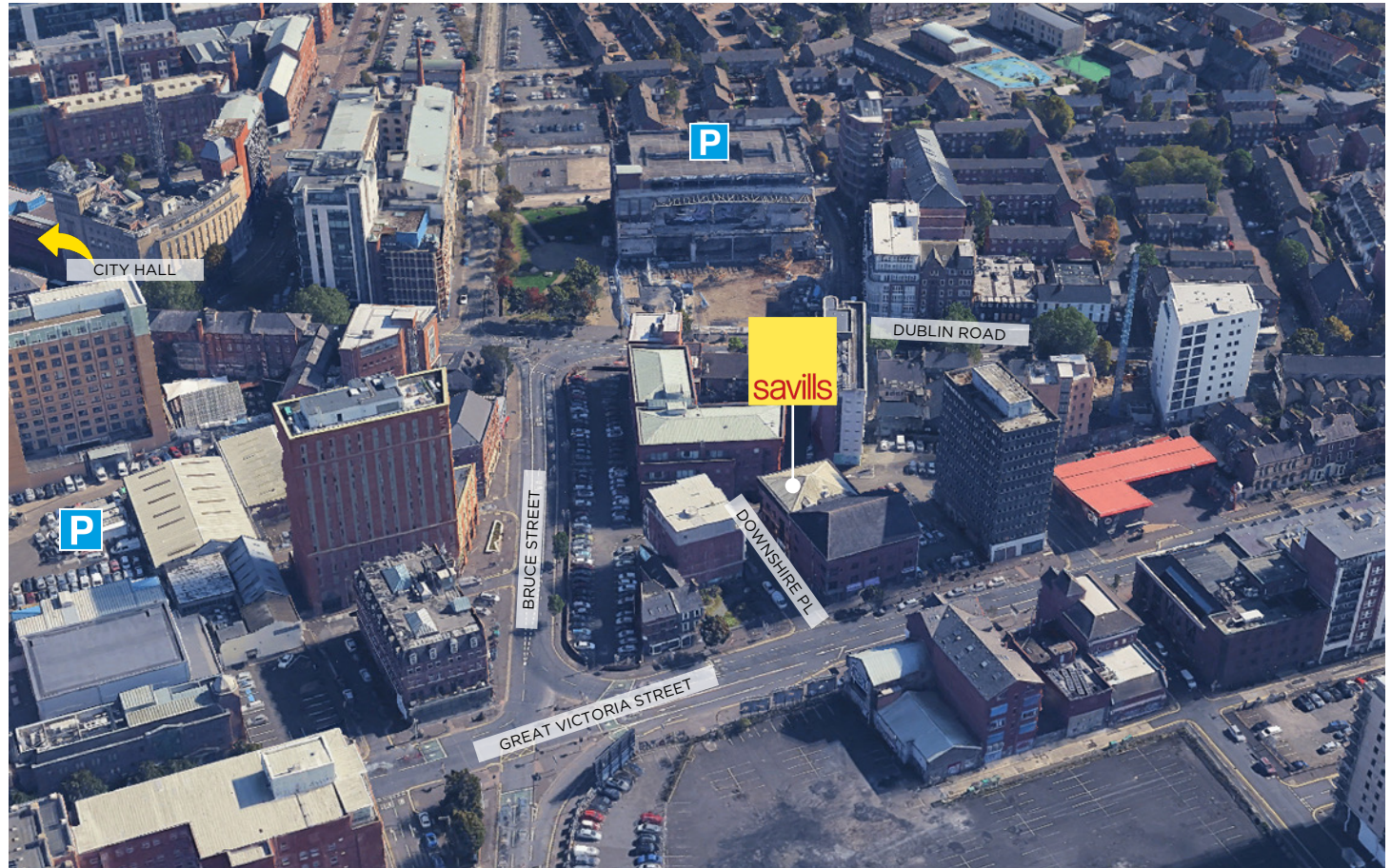
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Location

This recently renovated office space is conveniently situated near Great Victoria Street, just a five minute walk from Belfast City Hall.

Its location is ideal for staff, clients and visitors, with the new Grand Central Station only two minutes away and several public car parks in close proximity.

The surrounding properties offer a mix of office, retail and hospitality uses.



Grand Central Station is a two minute walk away and Belfast City Hall is five minutes.



The property

Downshire House is a refurbished office building consisting of 4 floors of office space.

The building is currently vacant with good public transport connections and surrounding properties offer a mix of office, retail and hospitality uses.

Each floor is presented as follows:

- Suspended ceilings
- Plaster and painted walls
- Carpeted floor coverings
- Raised access flooring
- WC facilities
- Kitchen area



Service charge

The tenant will contribute proportionally to the costs of maintaining the upkeep of the building, and any other necessary expenses.



Schedule of accommodation

Description	Sq Ft (Approx)	Sq M (Approx)
Ground floor	2,300	213
First floor	2,500	232
Second floor	2,500	232
Third floor	2,500	232
Total	9,800	909

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:	£121,000	
Rate in £ for 2025/26:	£0.626	
Estimated Rates Payable:	Ground Floor	£26,800
	First Floor	£31,900
	Second/Third Floor	£33,100

Further information

RENT

£12.50 psf.

TERM

By negotiation.

SERVICE CHARGE

TBC

INSURANCE

TBC

REPAIRS

Full repairing and insuring.

VAT

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

EPC

C53. The full certificate is available upon request.

CONTACT

For further information please contact:



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