



TO LET

UNIT 5, 66 DONEGALL QUAY, BELFAST, BT1 3NL  
PROMINENT CITY CENTRE OFFICE/RETAIL UNIT

Lisney

## Features

- Floor area – c. 465 sq. ft.
- Excellent city centre location.
- Ready for immediate occupation.

## Location

The subject is located within The Obel development on Donegall Quay and benefits from excellent public transport links, with the Glider service readily available on Custom House Square and Lanyon Place station just a short walk away.

The immediate area is made up of a mix of office, residential, leisure and f&b premises so the unit benefits from an excellent level of passing trade.

## Description

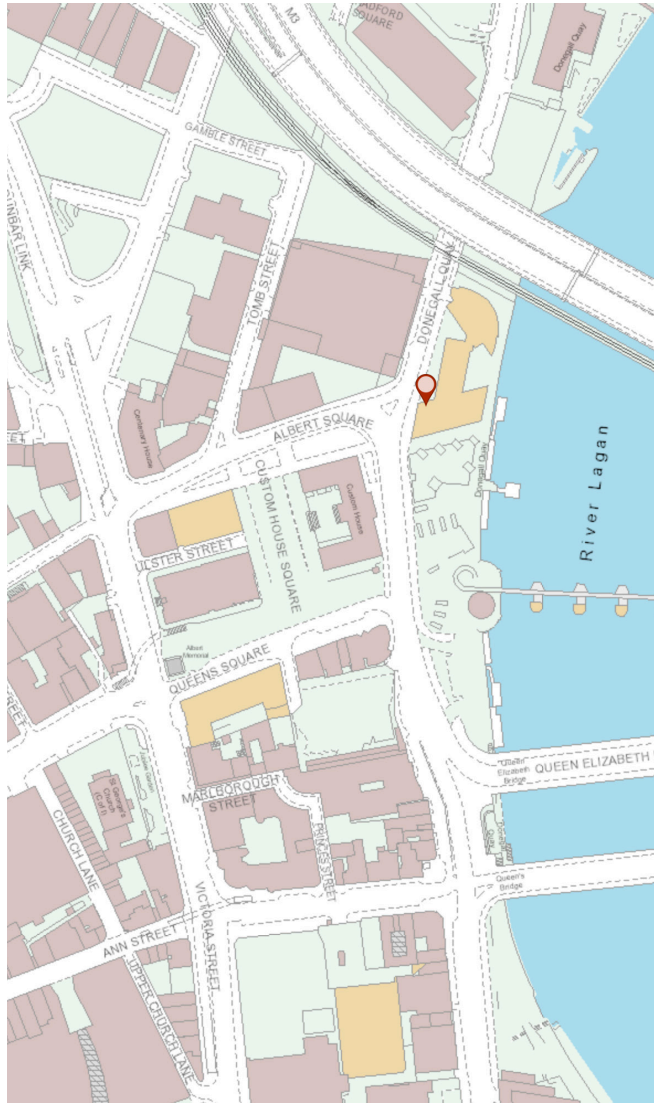
The subject is a ground floor unit benefitting from a prominent fully glazed frontage on to Donegall Quay.

The unit provides plastered painted walls, raised access wooden flooring, suspended ceilings with recessed LED spotlights and an air cooling / heating system.

## Accommodation

|            | Sq. M | Sq. Ft |
|------------|-------|--------|
| Floor Area | 43.2  | 465    |





## Repairs & Insurance

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

## Rent

£8,000 per annum.

## Service Charge

£263 per annum.

## Term

By way of negotiation.

## Rates

NAV - £5,150

Rate Poundage for 2021/22 - £0.543147

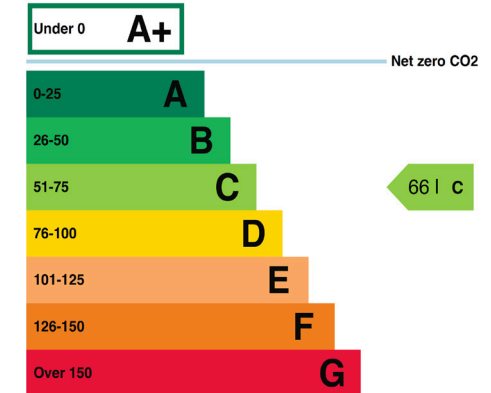
Rates Payable 2021/22- £2,797

## Value Added Tax

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

## EPC

The property has an Energy Efficiency rating of C66. The full Certificate can be made available upon request.



## Contact

Strictly by appointment with the Letting agent. For further information please contact:

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or

Zara O'Neill

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Further information is available at [www.lisney.com](http://www.lisney.com)