

TO LET

# WELLINGTON BUILDINGS

LAST REMAINING FLOOR

3<sup>rd</sup> Floor

2-4 Wellington Street

Belfast



[www.cbre.com/ni](http://www.cbre.com/ni)



@CBRE\_NI

**CBRE**

# TO LET – LAST REMAINING FLOOR WELLINGTON BUILDINGS

3<sup>rd</sup> Floor  
2-4 Wellington Street  
Belfast



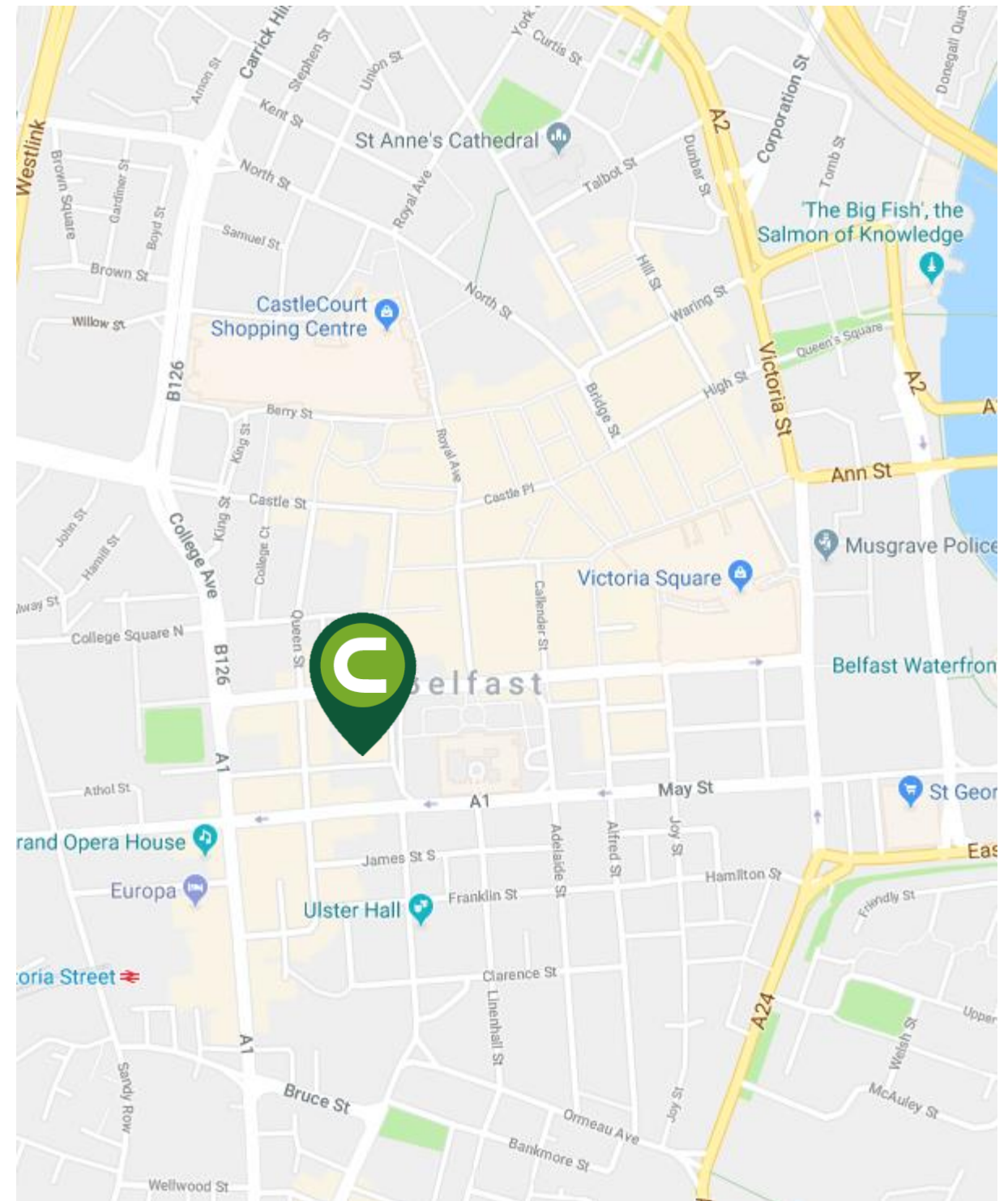
## WELLINGTON BUILDINGS

### LOCATION

The subject property is located within Belfast City Centre, situated on Wellington Street, just off Donegall Square West. The property lies adjacent to Belfast City Hall providing ease of access to both taxi and bus terminals along with the Coca-Cola Zero Belfast Bikes scheme. The area has seen extensive development with several new hotels opening including the Maldron Hotel and Grand Central Hotel. Occupiers in the area include BNP Paribas, Danske Bank, Scottish Provident Building, The Apartment, Caffè Nero and Patisserie Valerie.



Example Fitout (4<sup>th</sup> Floor)



# TO LET – LAST REMAINING FLOOR WELLINGTON BUILDINGS

3<sup>rd</sup> Floor  
2-4 Wellington Street  
Belfast



## WELLINGTON BUILDINGS

### DESCRIPTION

The subject property offers a newly refurbished ground floor reception, finished to a high standard, benefiting from 2 no. passenger lifts. Toilet and kitchen facilities are available on each floor. The office is currently fitted to include suspended ceilings, recessed fluorescent lighting, plastered/painted walls and carpeted floors.

### TENURE

Term	By Negotiation.
Rent	£15.00 psf.
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

### RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £31,700. The rate in the £ for 2018/19 is £0.602803 therefore the estimated rates payable for 2018/19 is £19,108.86.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

Area				
3 <sup>rd</sup> Floor	3,000	Sq ft	287.7	Sq m

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

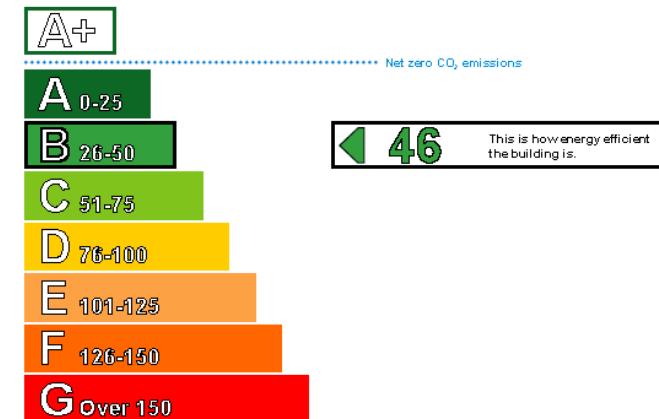
FLOORS 2-6  
Wellington Buildings  
2-4 Wellington Street  
BELFAST  
BT1 6HT

Certificate Reference Number:  
0931-0439-6009-2220-3096

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 Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1395
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	37.74

### Benchmarks

Buildings similar to this one could have ratings as follows:

51	If newly built
133	If typical of the existing stock

### EPC

The building has been rated as B-46 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

