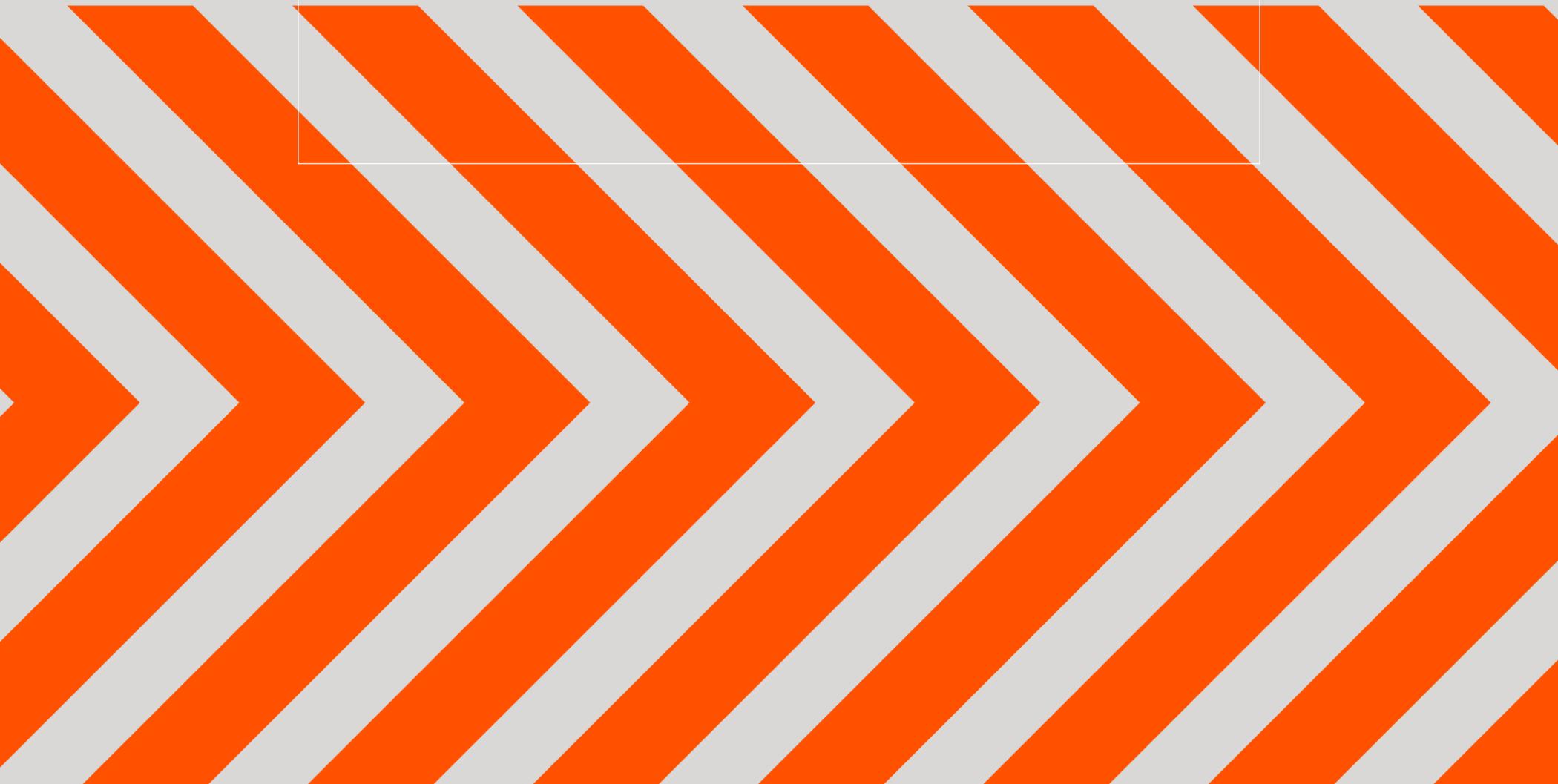


Inner City Working

35 Donegall Place Belfast BT1 5BB



35DP



urban office space

Belfast works on every level

30,147 sq ft



Belfast Central / BT1

35dpbelfast.com

35DP is located in the heart of the city. Sitting proudly on Donegall Place it is in close proximity to City Hall.

The building began life as a bank and has witnessed the changing face of the city over the last 50 years.

In its current incarnation 35DP is a newly refurbished, 30,147 sq ft high quality, 5 storey office building. It will cater to a broad range of prospective occupiers, meeting the needs of the modern workforce by providing a unique flexible office environment against the backdrop of city centre life.



35DP

COVID-19 & Business Continuity

With its two distinct entrances 35DP has the ability to provide segregation for staff and visitors when entering and exiting the building. Split over 4 levels the accommodation allows different teams or combinations of teams to be "socially distant" whilst being within the same office.

The 2 no. 8 person lifts are supplemented with two stairwells offering multiple pathways via which people can navigate the building. Occupiers can use these multiple points of entry to supplement their own business continuity strategies, particularly with regard to "track and trace" in the management of staff welfare in the post-pandemic period.

The spacious floorplates, the easily accessible location and the availability of amenities all combine to help put staff welfare at the forefront for occupiers of 35DP. We have also made a generous provision of 27 cycle spaces and accompanying lockers to allow staff to seek alternative methods of transport to work.



Location—

Rest—

- Grand Central Hotel
- Europa Hotel
- The Fitzwilliam Hotel
- Ten Square
- Easyjet Hotel
- Flint

Play—

- Deanes Restaurant
- Home Restaurant
- James St & Co.
- Yugo Belfast
- Jumon
- Ox (recipients of Michelin Stars)
- The Grand Opera House
- The Waterfront Hall – (Conferences)
- The Metropolitan Arts Centre (MAC)
- The Perch
- Hell Cat Maggie's
- Rita's
- Sweet Afton
- The Crown

Connected—

- City Airport / 2 Miles
- International Airport / 25mins
- GVS rail station / 5 min walk
- Lanyon Station / Dublin 2hrs
- Direct Access to M1 / Dublin 2hrs

- 1 City Hall
- 2 Victoria Square
- 3 Grand Opera House
- 4 Grand Central Hotel
- 5 Waterfront

- Pubs / Dining
- Commercial Offices

You'll be in good company

Corporate office occupiers in the area include Barclays, Davy, Grant Thornton, Deloitte, a brand new HMRC Hub, Rapid 7's new HQ at Chichester House and the newly constructed PwC Headquarters at Merchant Square.

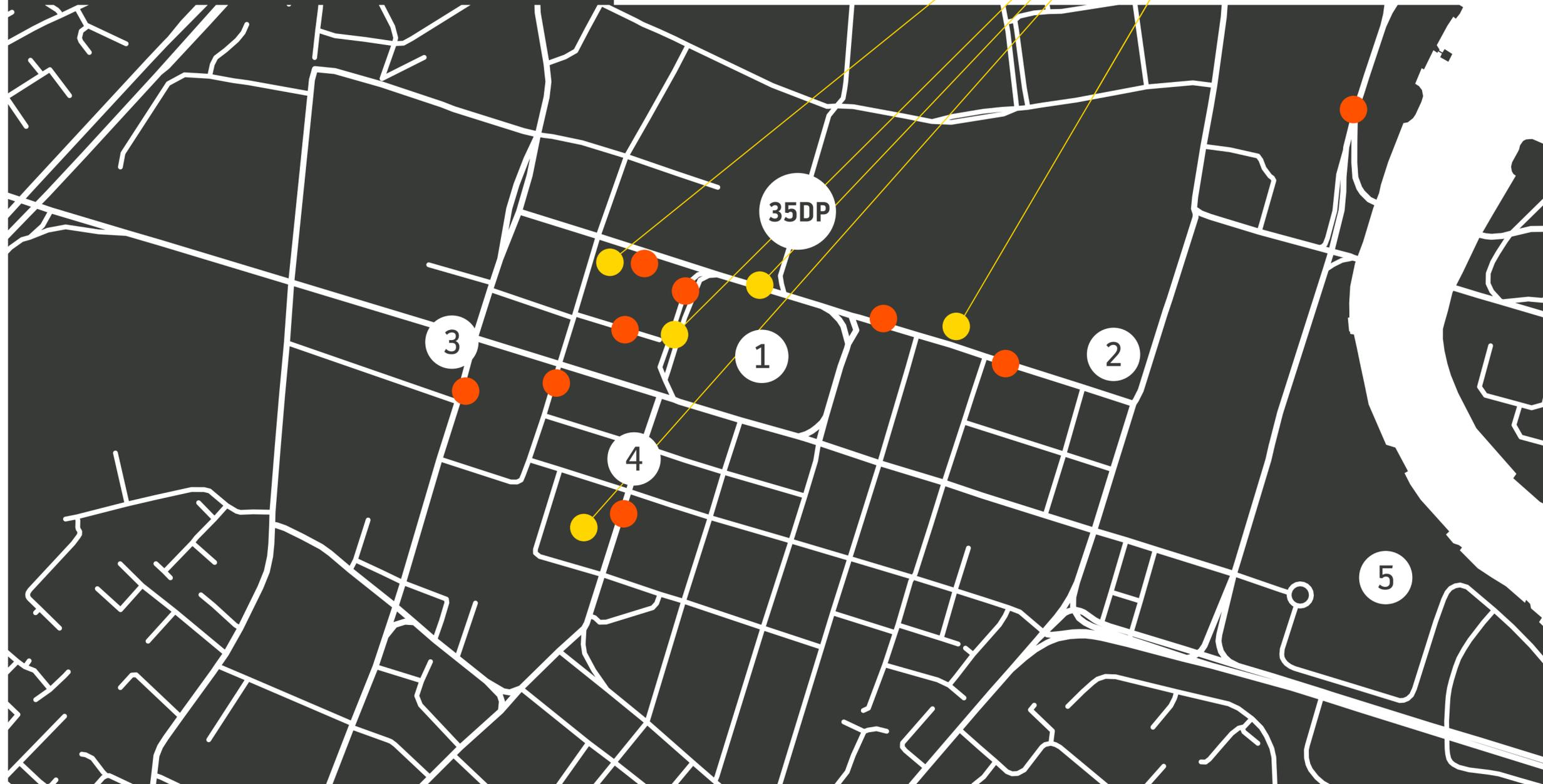
Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the United Kingdom and second largest on the Island of Ireland, approx. 100 miles North of Dublin. Belfast has an excellent array of road and transport networks including the M1 and M2 motorways, four railway stations and two airports providing ease of access to all major UK and European cities.

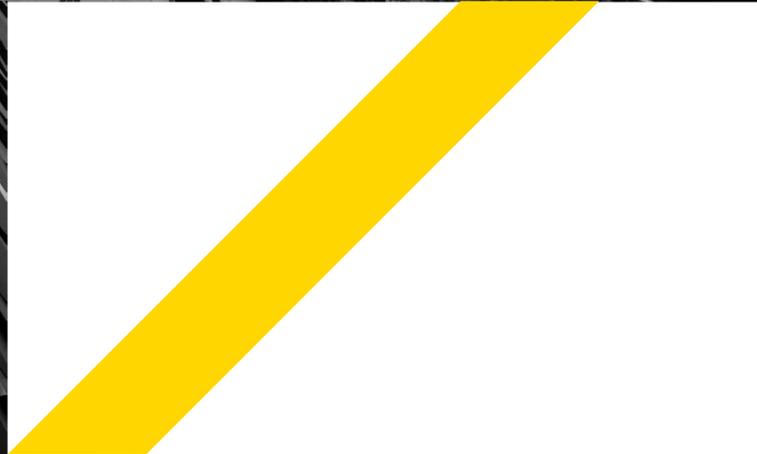
Numerous multi-storey car parks lie in close proximity to 35DP. It is approx. a 5 minute walk from Great Victoria Street Bus & Rail Terminus; home to the new Belfast Transport Hub development, a £150M investment that will see an estimated increase in passenger numbers from 8million to 14million once completed.

Belfast is a compact, energetic city surpassing the expectations of a traditional regional capital. It has emerged from a challenging past as one of the best cities to live and work in.

It is home to a growing population of students, entrepreneurs, and two leading universities: Queen's University Belfast and Ulster University.

35DP places occupiers in the city's commercial heart and is a few minutes away from the main shopping area of Victoria Square. It is also a stone's throw from the vibrant arts, food and drink culture of the Cathedral Quarter.





35DP benefits from two facades meaning we can keep your staff and visitors coming in via our double-height foyer on Donegall Place whilst deliveries can make the most of the easy access entrance to the rear at Fountain Street. From here cyclists will also have access to the dedicated, secure cycle storage area as well as showers, lockers and a drying room to get themselves ready for the working day.

35DP has been refurbished to a high standard, embracing the inherent characteristics of the building to create a modern appeal and the ideal city centre office space.

The remodelled, impressive double-height entrance reinforces the building's presence on this busy thoroughfare and is an indication of the high specification finish throughout.

Four floors of office accommodation provide variable size space at each level each with their own feel.

The building has been finished to provide occupiers with:

- Feature entrance foyer with reception desk
- 2 x 8 persons passenger lifts
- Raised Access Floors
- Industrial finish high spec WC's
- Showers / lockers / drying room
- Coffee Kiosk accessible from Donegall Place
- Air Conditioning

35DP will provide appealing accommodation helping employers align with the expectations of the modern workforce, putting them at the heart of everything the city has to offer.



Coffee Kiosk

At 35DP we have carved out space for a coffee kiosk fronting Donegall Place. This presents an opportunity to occupy one of the most prominent and highest footfall destinations in the city.

With its position adjacent to the main office entrance, the kiosk offers automatic interaction with the future office occupiers of 35DP; not only to serve occupiers their daily coffee but potentially to handle additional catering needs.

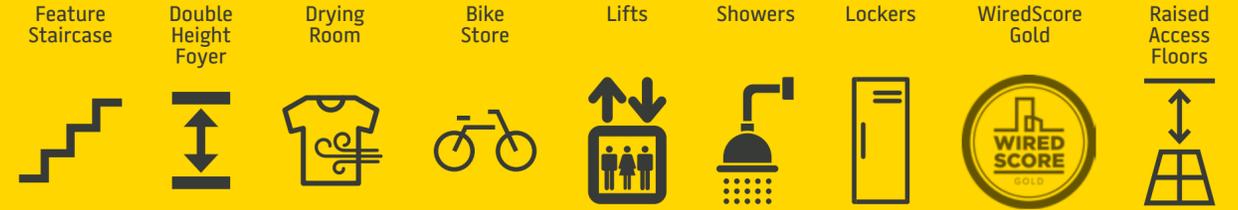
All enquiries and for further details contact the agent.

Upon arrival at 35DP you will transition from the hustle and bustle of the street to a modern, inviting space with an industrial edge.

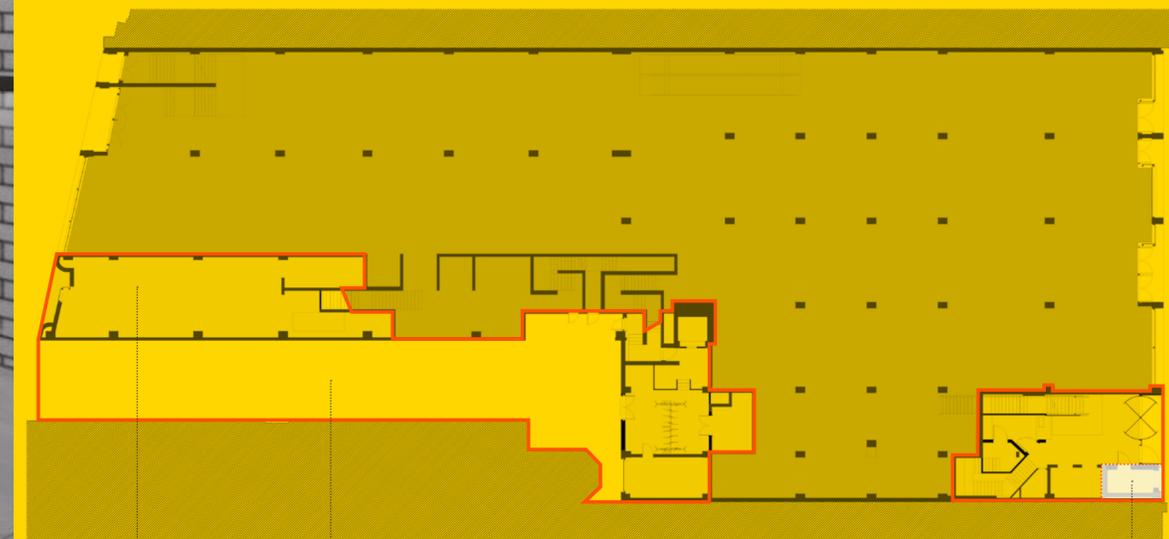
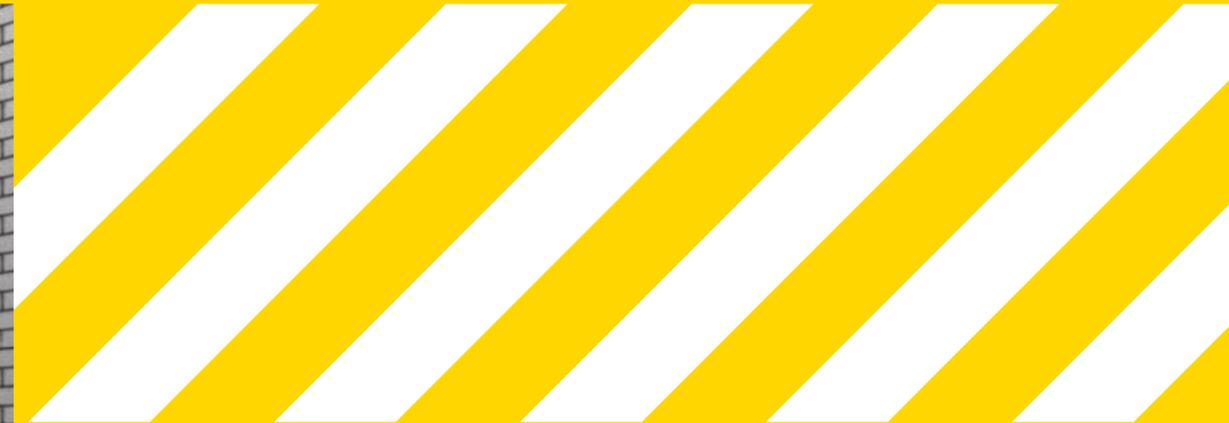
The unique framework of this building means that every floor emits its own character making it perfect for separation of distinct corporate functions or just making an individual statement.

Accommodation-

Floor	Floor Space Sq M	Floor Space Sq Ft
.....> GF / Kiosk	6.14	66
1F	821	8,834
2F	698	7,508
3F	315	3,386
4F	841	9,049
FS / Retail	121	1,304
Total:	2,802	30,147



GF



Retail Unit Service Yard Kiosk



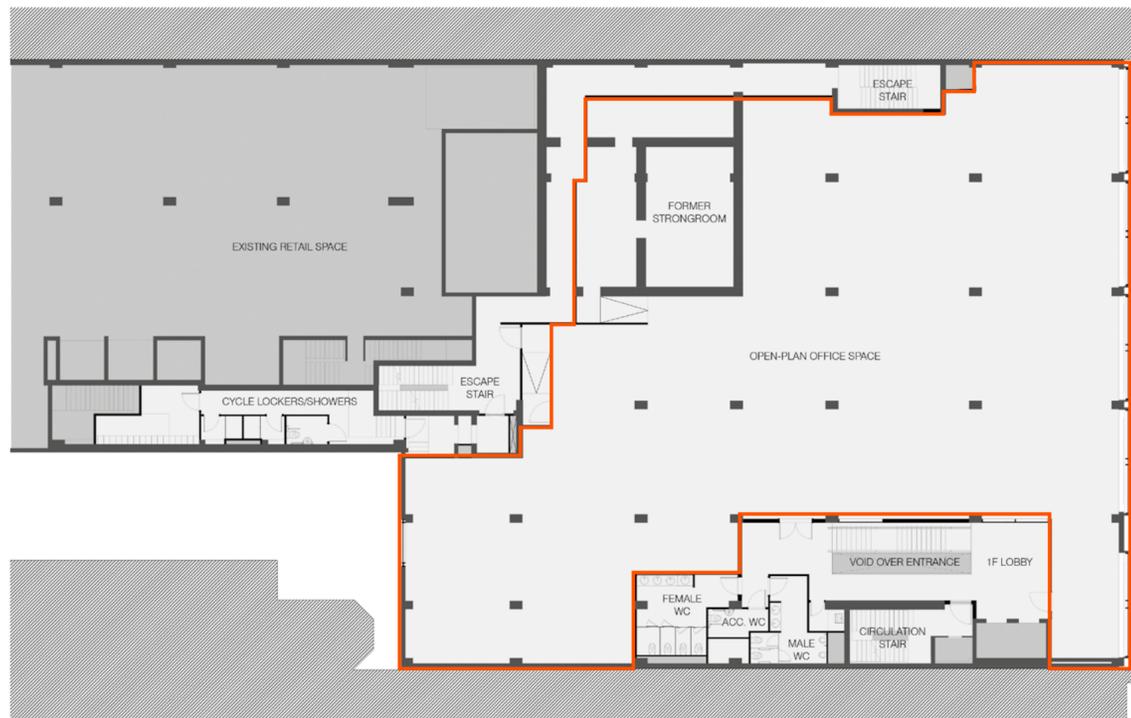
1F

Accommodation-

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The bank's original vault adds interest to what is a truly commanding space, that lends itself to a screening room or boardroom

1F / Floorplan



1F / Potential layout



The first floor offers a unique floor to ceiling height enhanced by the exposed services arrangement. This large floor plate benefits from a direct access feature staircase. The floor benefits from a former bank vault space to the rear which would suit re-purposing to a break-out space, a screening room or boardroom.

Indicative occupancy, 94 desks plus meeting space



2F

The second floor benefits from the introduction of windows to the rear elevation and the introduction of a glazed roof section enhancing the ambiance of the floorplate.

3F

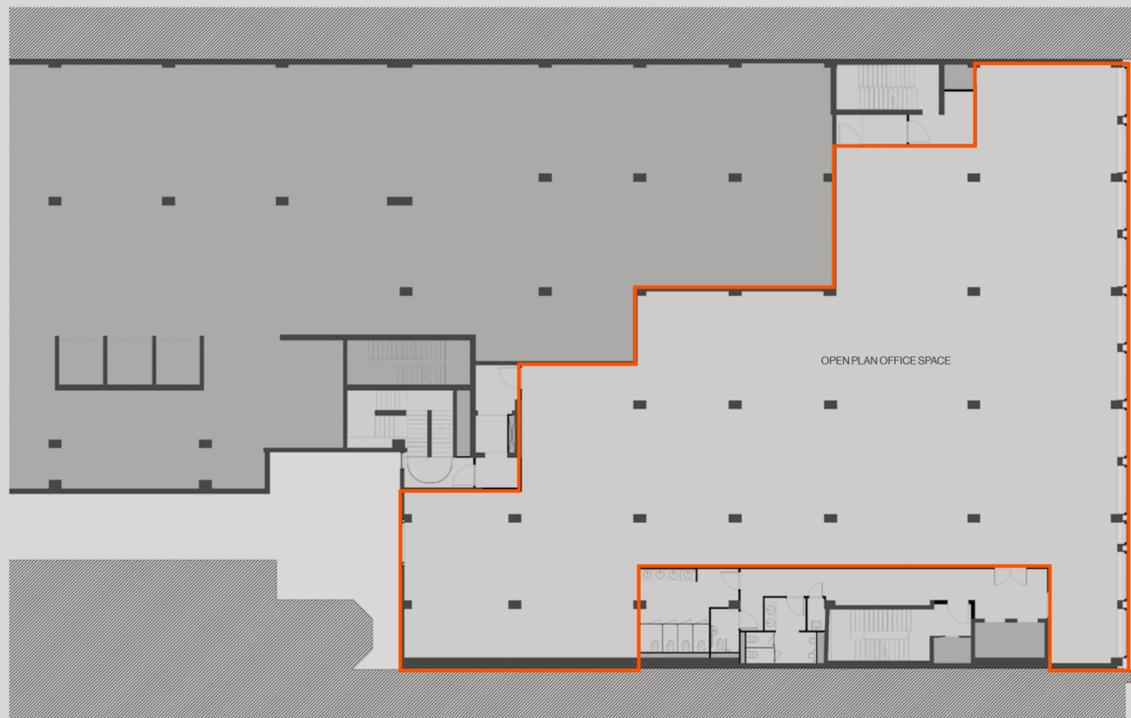
The 3rd floor offers 3,386 sq.ft. of office accommodation running the full width of the building. The linear space benefits from glazing the entire length of the Donegall Place frontage offering a unique perspective on Belfast's skyline. It is ideally sized for an independent professional office or for those looking at a larger occupation of 35DP; for use as a self-contained client meeting space.

Designed with private unisex W.C.'s, this retains the optimum floor span to create light-filled meeting spaces away from the hustle and bustle of the main office floors.

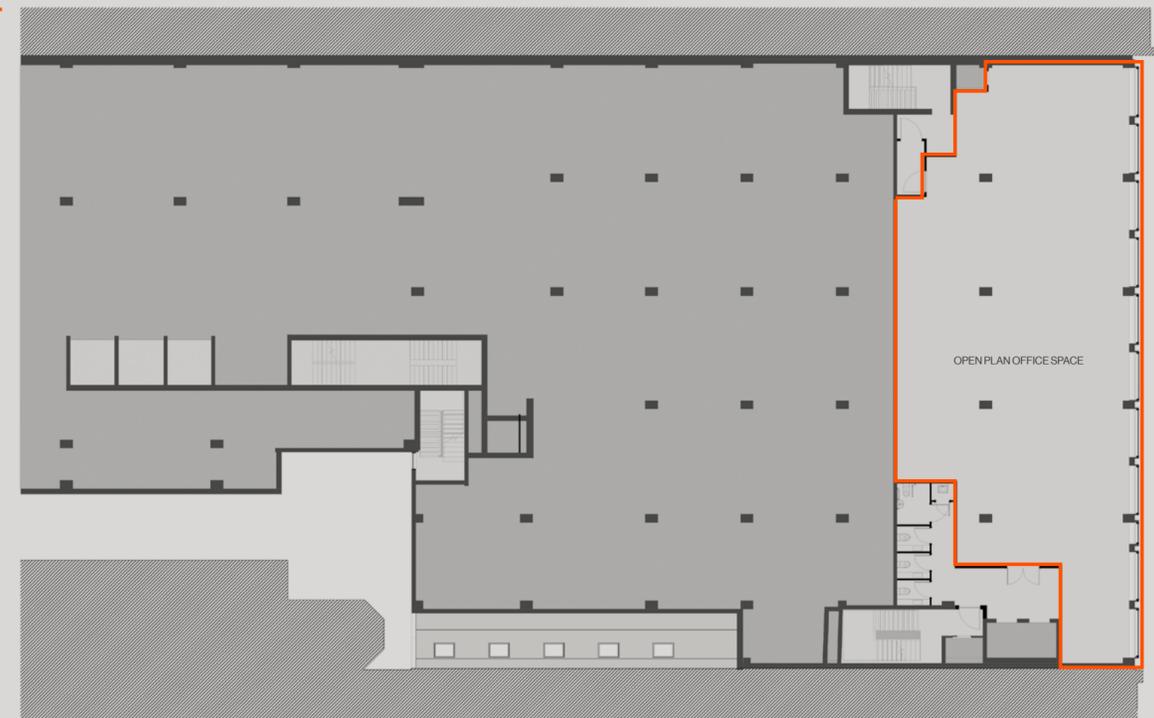
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2F / Floorplan



3F / Floorplan





4F

Accommodation-

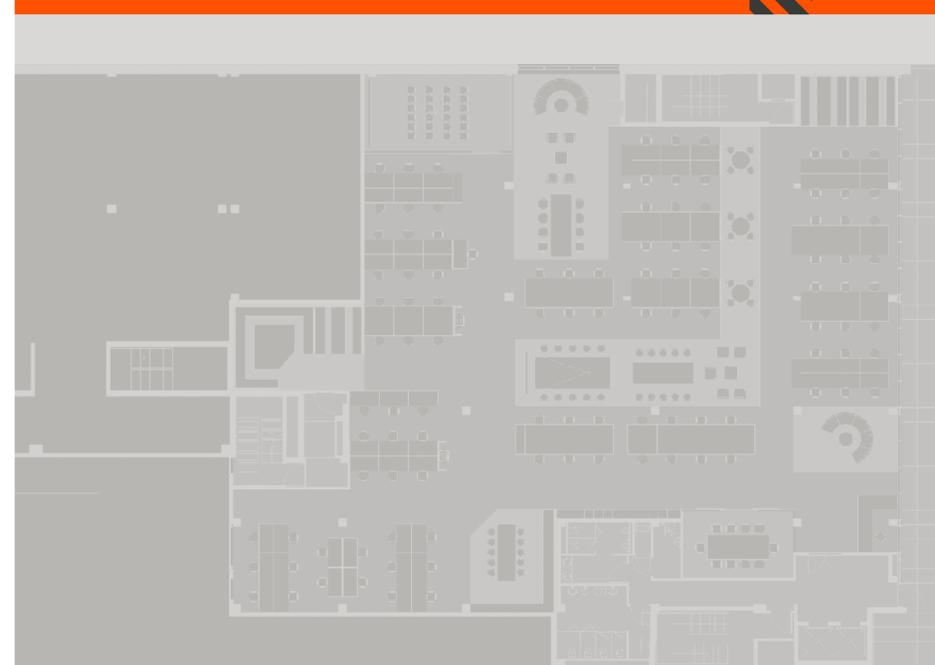
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2F	698	7,508
3F	315	3,386
.....→ 4F	841	9,049
FS / Retail	121	1,304
Total:	2,802	30,147

Panoramic views across the city and beyond

4F / Floorplan



4F / Potential layout



The characterful fourth floor offers occupiers a generous and variable floor to ceiling height, and an impressive glass roofed meeting space. The terrace to the Donegall Place facade offers views over the city.

Indicative occupancy, 106 desks plus meeting space

Fountain Street / Ground floor retail unit

A new retail unit accessed directly from the busy thoroughfare of Fountain Street and nestled neatly amongst popular high street and independent retailers including Hotel Chocolat, Waterstones, Boots and Trailfinders.



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Retail Unit

Service Yard

Kiosk

For further information please contact the agent:

Darren Best
Savills
M: +4475 01228872
T: +28 9026 8003
darren.best@savills.ie

Belfast works on every level.

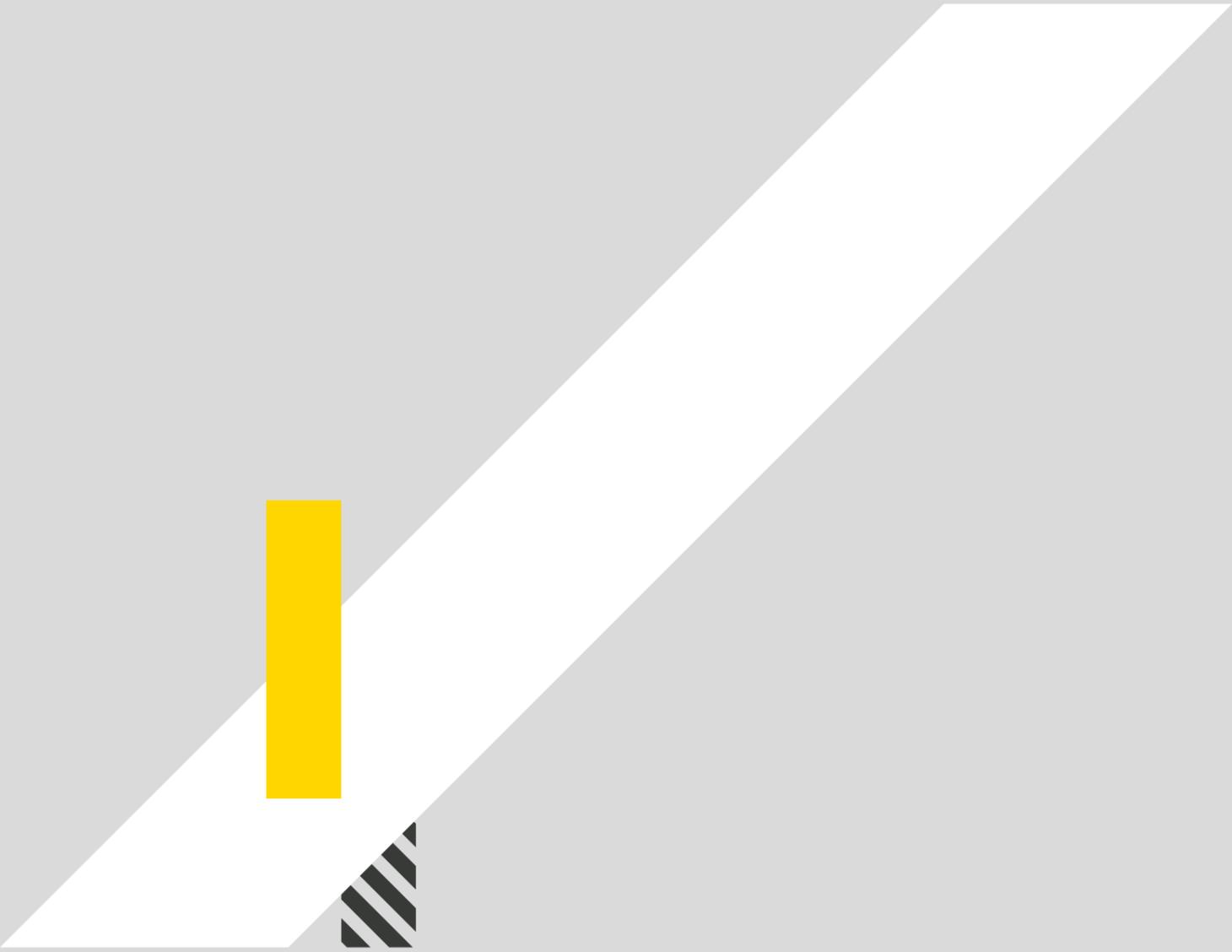
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Belfast Central / BT1





35DP

35dpbelfast.com



For further information contact

Gareth Howell
Savills
+44 7583 668639
+44 28 9026 7831
gareth.howell@savills.ie

Neal Morrison
Savills
+44 7740 393733
+44 28 9026 7824
neal.morrison@savills.ie