



PEARL ASSURANCE

ONE DONEGALL SQUARE EAST

BELFAST





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HISTORY

Originally known as the 'Ocean Guarantee Corporation' this iconic listed building, constructed between 1899-1902 is one of the most unique buildings in the city centre, with its detailed carvings including mermaids, which were the Ocean's trademark.

This highly ornate building is constructed in red sandstone with a tall pinnacle corner tower and decorative stone filigree work around the windows.



THE BUILDING

The building has undergone a sympathetic restoration and extension to provide fantastic retail/restaurant opportunities on the ground floor, with fantastic quality offices overlooking the City Hall on the upper floors. The office space, which benefits from high ceilings and excellent natural light, is configured around the original feature central staircase and provides grade A accommodation.



DONEGALL PLACE

CITY HALL

VICTORIA SQUARE

BANK OF IRELAND

ULSTER BANK





LANDMARKS

BANKS

- 01 Belfast City Hall
- 02 Linen Hall Library
- 03 Ulster Hall

- 07 Ulster Bank
- 08 Bank of Ireland
- 09 Danske Bank

HOTELS

BUSINESS

- 04 Grand Central Hotel
- 05 Europa Hotel
- 06 Ten Square Hotel

- 10 Deloitte
- 11 EY
- 12 PWC





NIA AREA SCHEDULE

Floor	Retail Unit 1	Retail Unit 2	Office
Basement	1,870		
Ground Floor	1,773	656	484
Mezzanine	1,096	430	97
First Floor			3,041
Second Floor			3,385
Third Floor			2,762
Fourth Floor			2,654
Fifth Floor			2,353
TOTAL NIA	4,739	1,085	14,776

Figures are in sq.ft





SPECIFICATION



FLOOR TO CEILING HEIGHT
AVG. 3.4M



SHOWERS
6



LIFTS
15 PERSON
PASSENGER LIFT



INTELLIGENT LIGHTING
& WATER SYSTEMS



EPC RATING



BICYCLE SPACES



AIR QUALITY
CONTROL



WALK SCORE
WALKER'S PARADISE!



BASE OCCUPANCY
38 SQ FT PER EMPLOYEE



GRADE A OFFICE



LOCKERS



ELECTRONIC ACCESS
CONTROL



EXAMPLE SECOND FLOOR



SEVEN

DESK LAYOUT



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01.



02.



03.



04.



05.



PEARL ASSURANCE

ONE DONEGALL SQUARE EAST

BELFAST

DEVELOPER



RATHBANE

HOLDINGS

AGENTS



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