

ONE DONEGALL SQUARE EAST
BELFAST



## PEARL ASSURANCE ONE DONE GALL SQUARE EAST



### **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 tail 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 over looking 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.





#### LANDMARKS

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

#### **HOTELS**

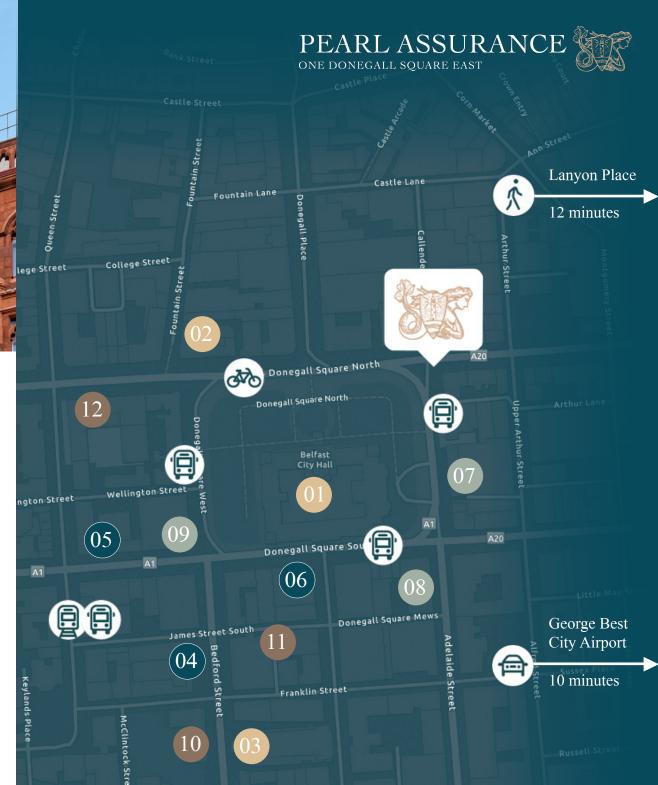
- 04 Grand Central Hotel
- 05 Europa Hotel
- 06 Ten Square Hotel

#### **BANKS**

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

#### **BUSINESS**

- 10 Deloitte
- 11 EY
- 12 PWC

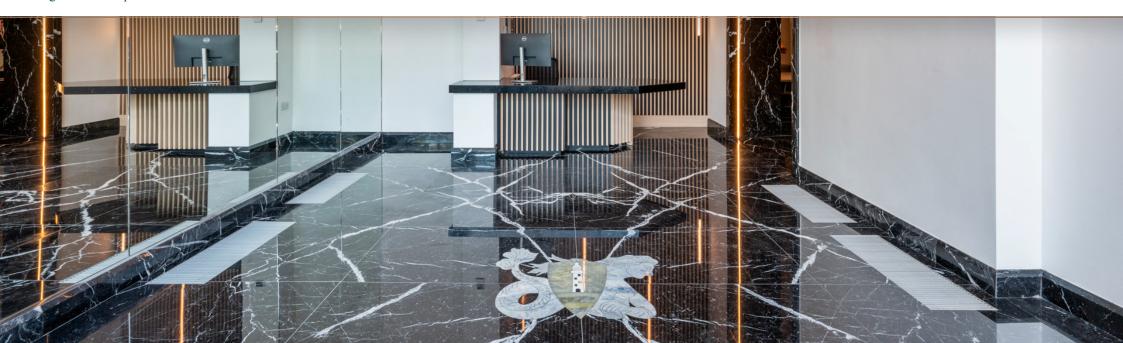


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### NIA AREA SCHEDULE

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



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### **SPECIFICATION**

















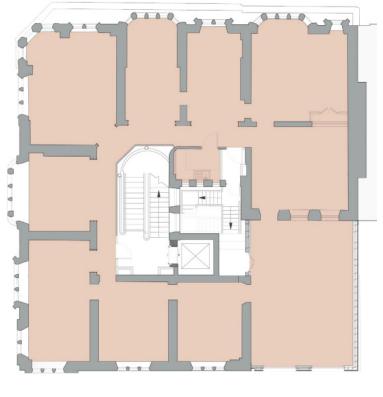












EXAMPLE SECOND FLOOR





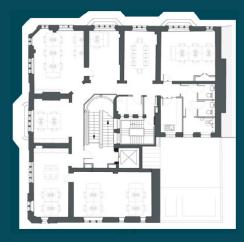








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04. 05



BELFAST

DEVELOPER



**AGENTS** 



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