

CAPITAL HOUSE

UPPER QUEEN STREET, BELFAST

FULL PLANNING PERMISSION GRANTED FOR
135,931 (SQFT) GRADE A QUALITY OFFICE SPACE

FOR SALE OR
EXPRESSIONS OF INTEREST
FOR JOINT VENTURE



THE OPPORTUNITY

Capital House is set to become a landmark of sustainable transformation in the heart of Belfast City Centre.

Capital House is located in the heart of Belfast's Central Business District, one block from Belfast City Hall. The redevelopment has full planning permission and an experienced project team in place to redevelop the building to provide much needed, state of the art, 'Breeam excellent', Grade A office space.

A purchaser or JV partner can avail of the work already carried out to hit the ground running, and provide the next generation of Grade A space in Belfast City, taking advantage of the dearth of new development in the city centre core.



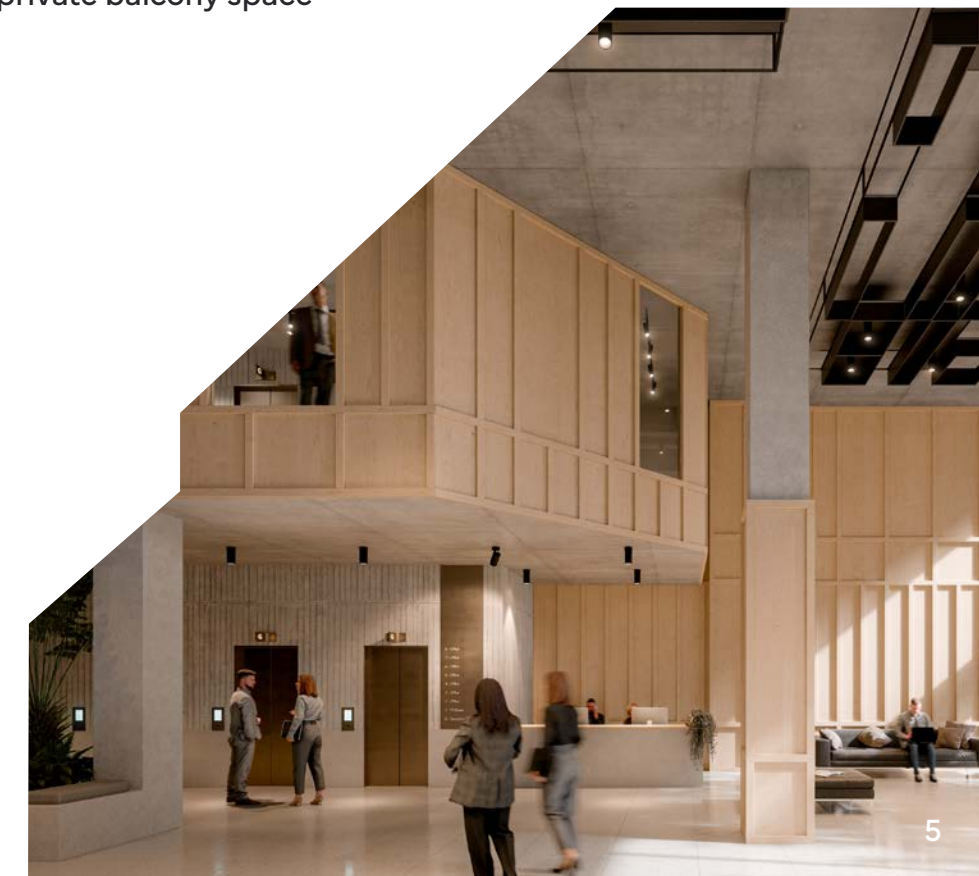
BEFORE



SUMMARY

FULL PLANNING PERMISSION

- One block from Donegall Square and Belfast City Hall
- Fantastic natural light on all floors due to the dual aspect and views to Divis and Black Mountain.
- Double height lobby with entrance from Wellington Place.
- Total Net Lettable area of 97,487 sq ft
- Range of floor plates from 10,971 - 12,875 sq ft, that can be amalgamated with internal stairs
- Targeting BREEAM Excellent
- Ground Floor bike store, Female and Male changing and showers and drying room
- Second floor Wellness and Business Lounge for all tenants with direct access to second floor balcony
- Each floor has its own private balcony space



LOCATION

Belfast City Hall is a prime location for new office development, providing a highly visible CBD address with excellent access to retail, hospitality, leisure and transport. The site is at the heart of Belfast's established commercial core, close to a number of major corporate occupiers and within easy reach of both universities and the city's skilled graduate workforce.

The area boasts fantastic public transport links with buses, The Glider, and Grand Central Station a short distance away

Occupier demand is increasingly focused on modern, sustainable Grade A offices with high-quality amenities and strong environmental credentials.

The availability of Grade A accommodation in Belfast has reduced drastically in recent months, reflecting steady take-up and limited levels of new development. There is a clear opportunity for a new development to address the gap in supply and offer occupiers modern, efficient and sustainable accommodation in a the premier CBD location.

LOCATION

WELLINGTON PLACE AND UPPER QUEEN STREET GOOGLE STREET VIEW

CITY HALL

MERCHANT SQUARE

GRAND CENTRAL HOTEL

CAPITAL HOUSE
BELFAST



WELLINGTON PLACE AND UPPER QUEEN STREET GOOGLE STREET VIEW



THE ROYAL BELFAST ACADEMICAL INSTITUTION



WELLINGTON PLACE



GRAND CENTRAL STATION



FITZWILLIAM HOTEL



EUROPA HOTEL

CAPITAL
HOUSE
BELFAST



MERCHANT SQUARE

ACCOMMODATION SCHEDULE

FLOOR	NET INTERNAL AREA (Sq Ft)
GROUND FLOOR	
FOYER	2,593
UNIT 1	4,154
UNIT 2	1,578
UNIT 3	3,020
FIRST FLOOR	
OFFICE	10,971
SECOND FLOOR	
OFFICE	12,839
THIRD FLOOR	
OFFICE	12,875
FOURTH FLOOR	
OFFICE	12,875
FIFTH FLOOR	
OFFICE	12,875
SIXTH FLOOR	
OFFICE	12,174
SEVENTH FLOOR	
OFFICE	11,439
EIGHTH FLOOR	
OFFICE	11,439
OFFICE TOTAL	97,487

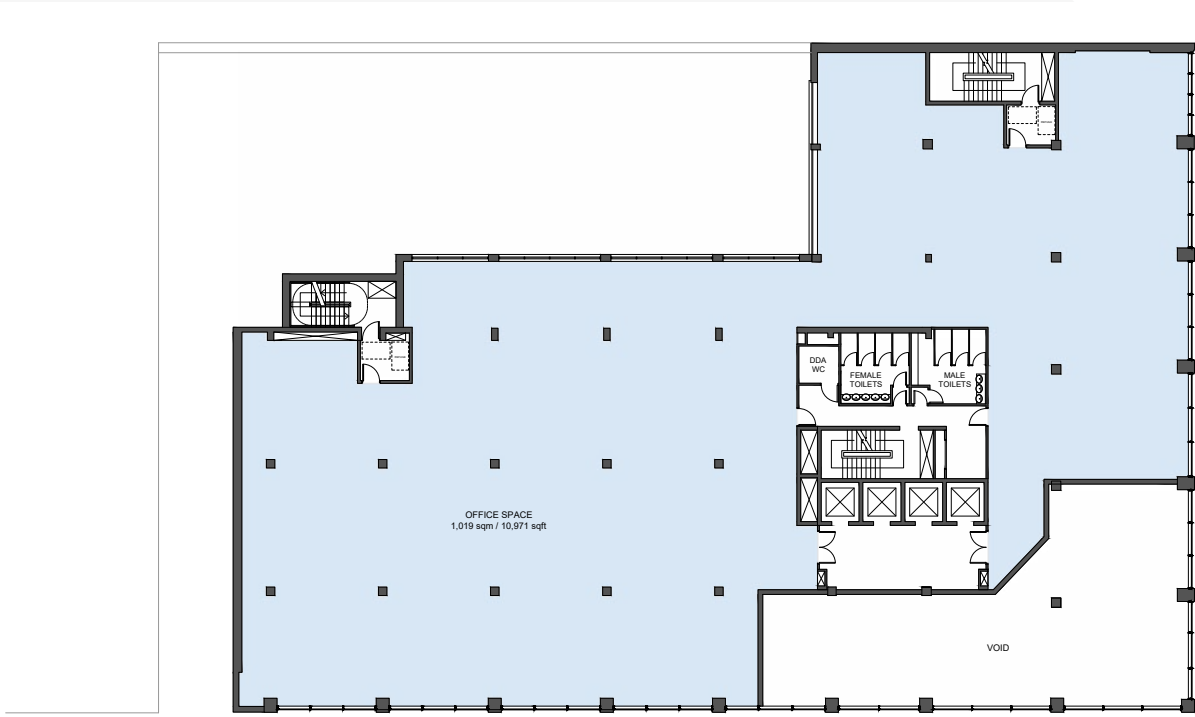


FLOOR PLANS

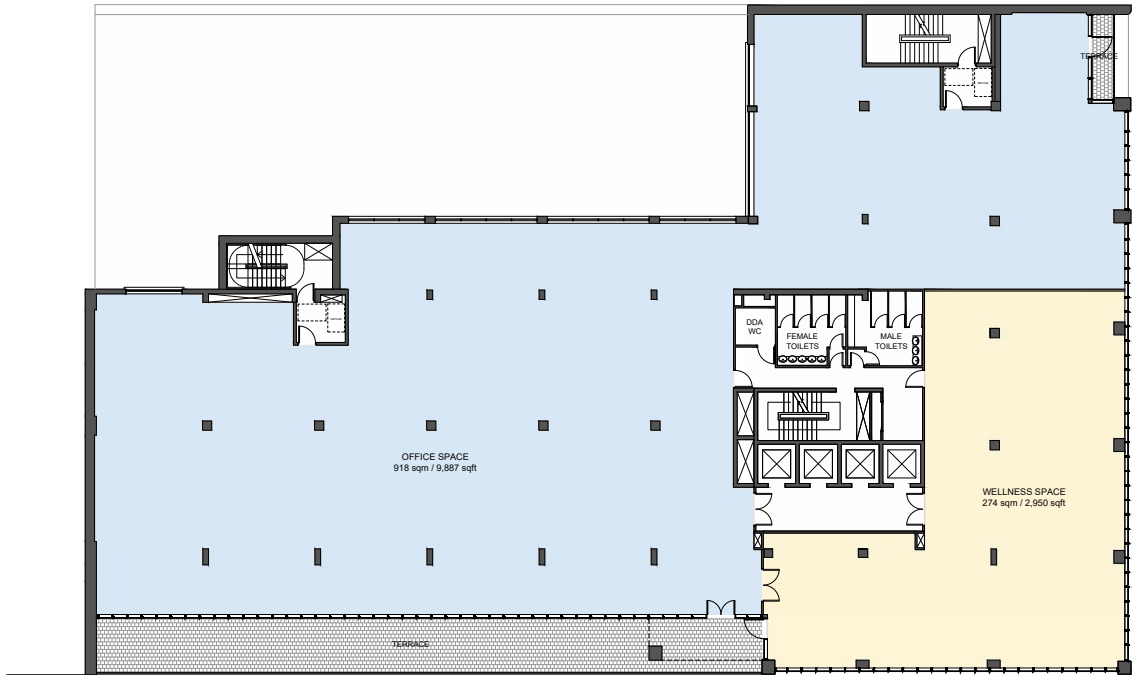
GROUND FLOOR



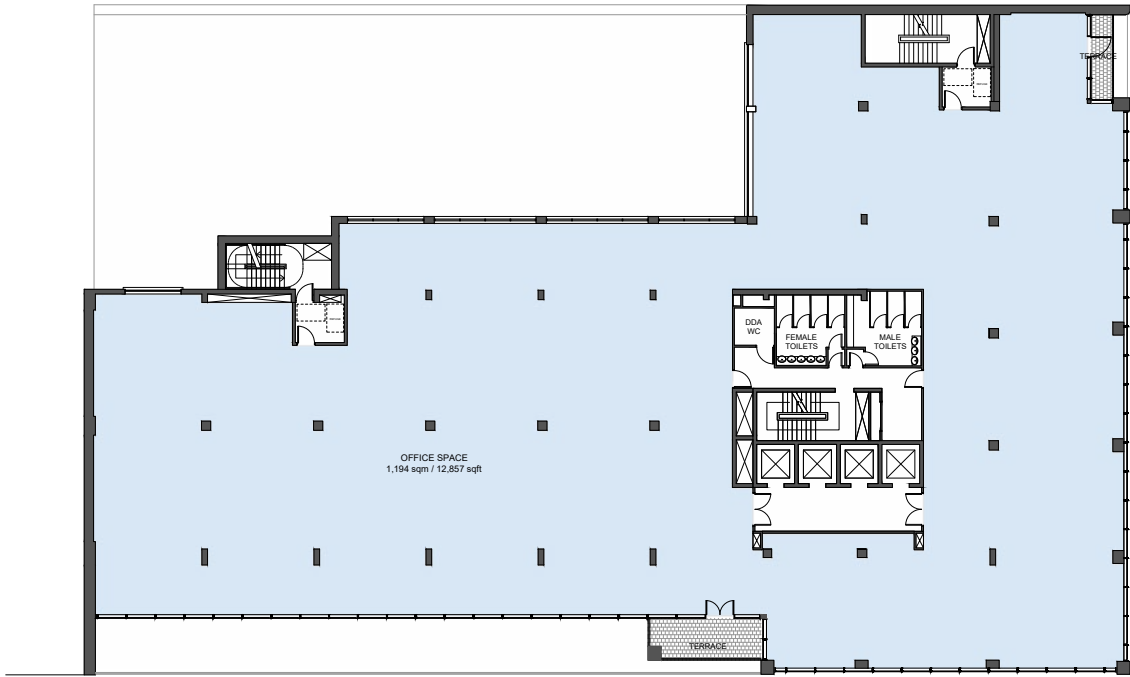
FIRST FLOOR



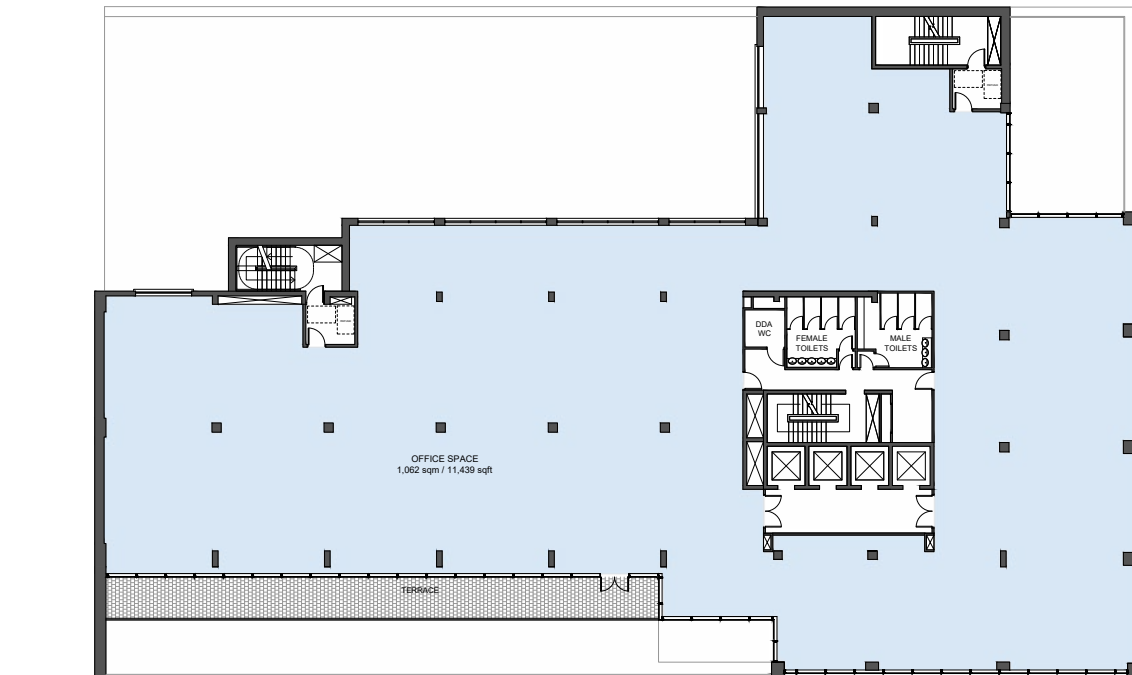
SECOND FLOOR



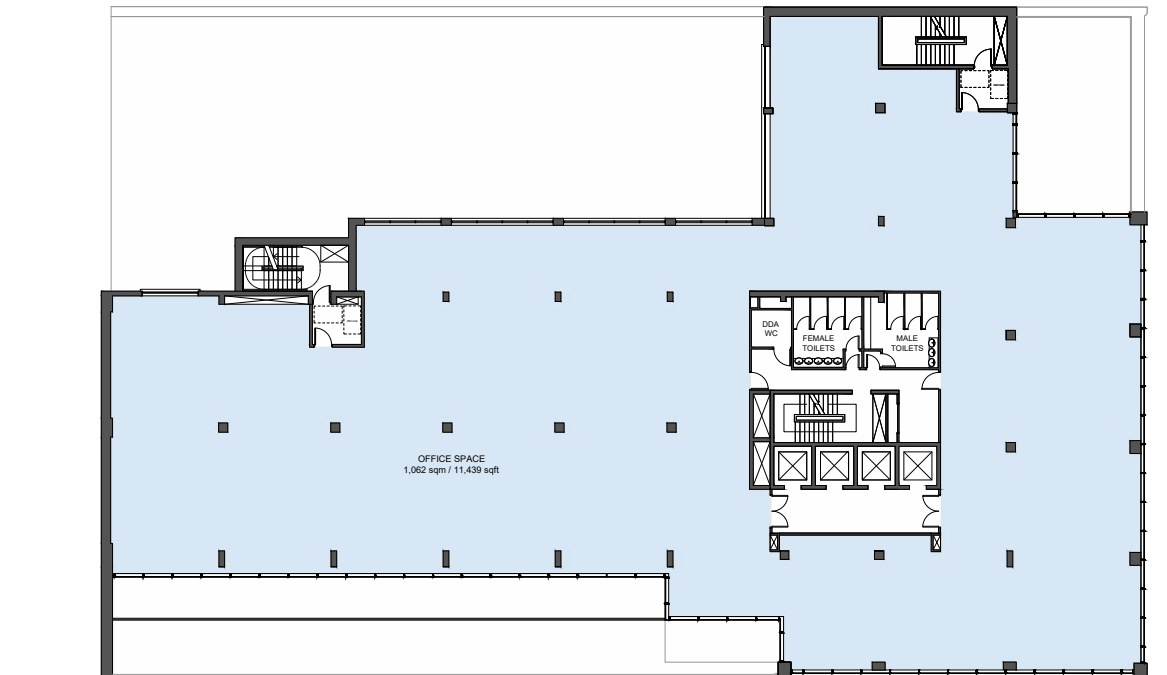
THIRD TO FIFTH FLOOR



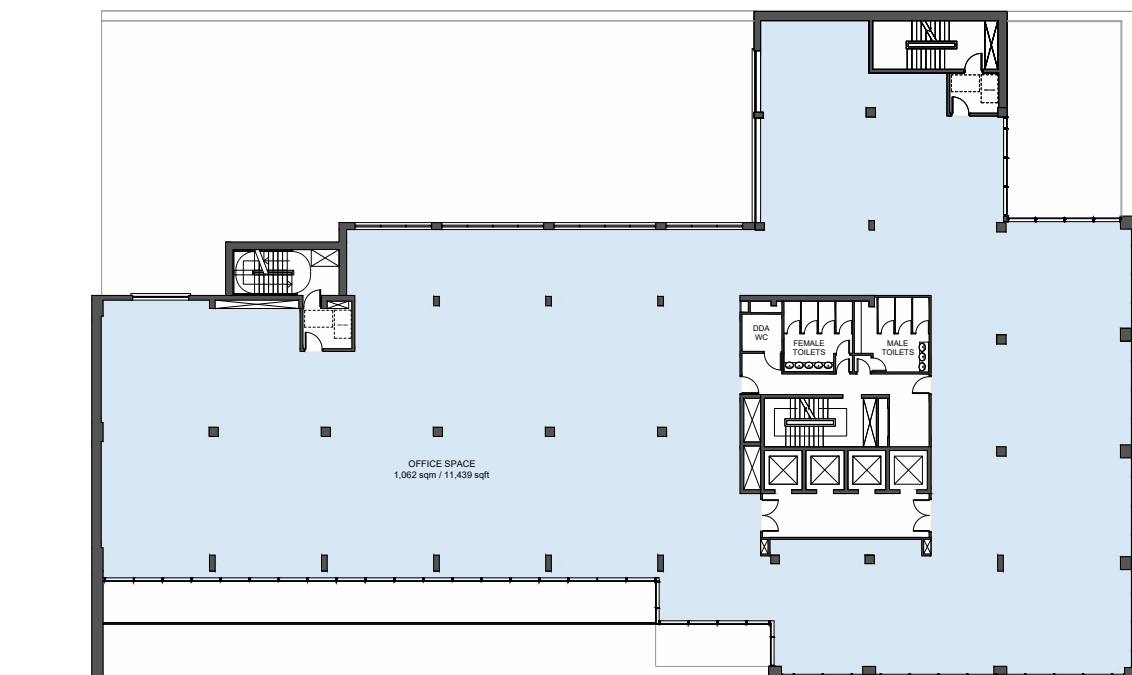
SIXTH FLOOR



EIGHTH FLOOR



SEVENTH FLOOR



TENANCY SCHEDULE

UPPER FLOORS - VACANT

GROUND FLOOR:

UNIT	TENANT	SIZE SQ FT	UNIT EXPIRY	LEASE
Unit 1	Citybus Limited	3,974	14/01/2034	£58,750
Unit 2	Wellington Place Holdings	1,649	08/06/2027	£35,000
36/38 Wellington Street, Belfast	Matchetts Musical Instruments Limited	3,002	31/01/2026	£45,000
TOTAL				£138,750 pa

EPC'S ON REQUEST.

REDEVELOPMENT COSTS

A cost plan for redevelopment have been formulated by Naylor and Devlin Quantity Surveyors in August 2026. They include demolition and Cat A fit out to lettable floors

The total cost plan is £18,250,000.00 (excl. VAT).





CARPETED
FLOORING &
PLASTERED
PAINTED WALLS

MANNED
CONCIERGE

3 X HIGH-SPEED
10 PASSENGER
LIFTS



SUSPENDED CEILINGS WITH
INTEGRATED LIGHTING AND
AIR COOLING SYSTEM



FEATURE GLAZED
ATRIUM AT ENTRANCE

SHOWER
FACILITIES



24/7



FULLY AIR CONDITIONED



FULLY ACCESSIBLE RAISED
ACCESS FLOOR PLATES



TOTAL NET
LETTABLE AREA
OF 97,487 SQ FT.

MALE, FEMALE AND DISABLED
W.C. FACILITIES ON ALL FLOORS

W.C.



BICYCLE STORAGE

EXCELLENT
FLOOR TO
CEILING HEIGHTS



3.2
METRES

NATURAL LIGHT





CAPITAL HOUSE

BELFAST

tdk
Property

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