

TO LET

OFFICE



Unique City Centre Office Building 46 BEDFORD STREET, BELFAST

- Unique “loft style” accommodation
- Prominent city centre location close to Ulster Hall, BBC and Park Inn Hotel
- Suites available 1,400 sq ft-7,581 sq ft

Contact: David McNellis - 028 9050 1501
dmcnellis@lisney-belfast.com

www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX.

Lisney

Location

Belfast is the capital city of Northern Ireland with a district population of 276,459 people according to the 2001 Census. Within a 30 minute drive time there are circa 795,000 people. The subject is located in Belfast city centre, on the corner of Bedford Street and Clarence Street West, south of City Hall and in the Central Business District. Located opposite is the Invest NI Headquarters building and adjacent is the BBC building. Access to the property is from Clarence Street West and Bedford Street.

Description

The property comprises a 3 storey, red brick former linen warehouse building which has undergone extensive refurbishment works.

The accommodation comprises 'loft style' space, serviced by a 4 person lift. The space is uniquely finished with exposed timber beams/trusses, vaulted ceilings and good natural lighting.

The building provides a number of glazed private offices, boardrooms, kitchens and WCs.

Accommodation

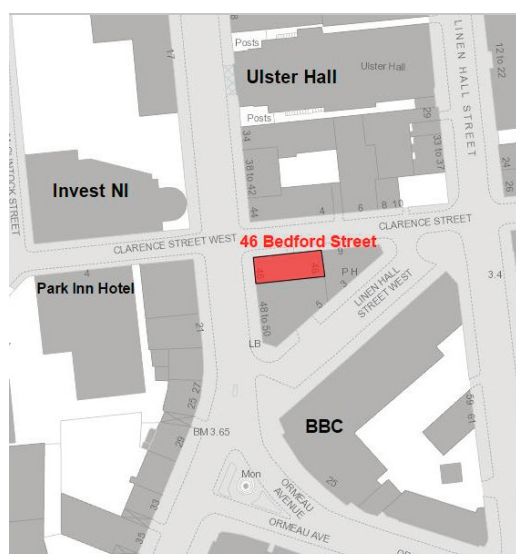
Ground Floor	1,658 sq ft
First Floor	2,015 sq ft
Second Floor	1,934 sq ft
Third Floor	1,974 sq ft
Total	7,581 sq ft

N.B It may be possible to subdivide part Ground and First Floor to create a suite of 1,400 sq ft. (Details on request).

Lease Terms

By Negotiation, subject to periodic rent reviews

All prices and outgoings are exclusive of but may be liable to V.A.T.



Rent On application

Service Charge

A service charge will be levied to cover the cost of external repairs and insurance on an apportioned basis.

Rates

NAV- £38,900.00

Rates Payable 15/16- £22,305.96

Energy Performance Certificate

The property has an energy efficiency rating of D95. A complete certificate is available upon request.

