



**Instinctive
Excellence
in Property.**

To Let

**Premium Grade A, Fully Serviced
Office Accommodation**

Arthur House & Arthur Place
41 Arthur Street
Belfast
BT1 4GB

OFFICE

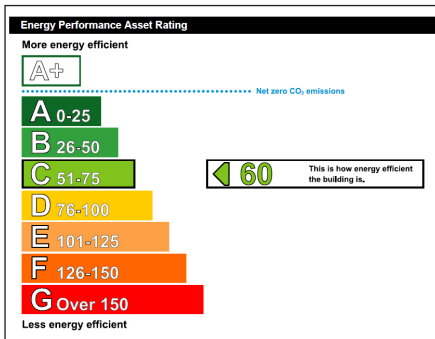


To Let

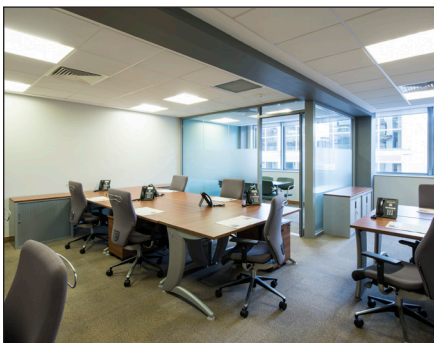
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OFFICE

EPC



Reception



Office

Arthur House

- Premium Grade A, fully serviced, office accommodation
- Located in the heart of the central business core
- Suites available from 100 sq ft to 10,000 sq ft +

Arthur Place

- Boasting large windows and expansive open plan layouts, every floor of this high-quality grade-A office building is set up to maximise productivity.
- With capacity for 35 to 250 persons, Arthur Place is ideal for companies who require the flexibility and scalability to focus on and growth.
- 5 star - city centre, fully serviced office accommodation, available from 2,000sq ft to 10,000 sq ft +.

Location

Both buildings are ideally positioned in Belfast's city centre a short distance from the City Hall (50 metres) in the heart of the central business core located on a vibrant pedestrian street, surrounded by cafés and restaurants. Its central location benefits from close access to car parking and all major transport links, including multi-storey car parks, motorway networks, George Best City airport, Belfast central train station, and numerous bus routes just a short walk away.

Well known occupiers in the vicinity include Millis Selig law, PKF-FPM accountancy, HMRC, Ulster Bank and Barclays Bank amongst others.

- 8-minute drive to George Best City Airport
- 9 minutes from Belfast Central Railway Station
- 9-minute walk to the Europa Bus centre
- 4-minute walk to Donegall Square
- 4-minute walk to City Hall
- 10 minutes to Port of Belfast
- Nearby car parking available
- Immediate access to restaurants, retail and fitness

Description

5 star - city centre, fully serviced office accommodation, available from 100 sq ft to 10,000 sq ft +.

A single monthly fee, includes the following services:

- Rent
- Business rates
- Service charge
- Electricity and Heating
- Broadband and Telecoms
- Building insurance and maintenance
- Reception staff
- Fully furnished
- Daily cleaning services, supplies and waste disposal
- 24-hour access, 7 days per week
- Building security – cctv, fob entry system, 24-hour monitoring
- Full use of kitchens, including tea/herbal teas and nespresso coffee machines
- Shower Facilities



- Reception helpdesk / hospitality services
- Access to in-house meeting and conference rooms
- Phone routing, daily mail handling and message forwarding facility
- Access to the Glandore Member's Network, providing connections to our extensive range of partners and past members, along with exclusive member's events wellness programme and benefits
- A team skilled in providing a 5-star service

The specification includes:

- Individual air-conditioning
- Natural light to all Suites
- Electronic door access control
- Raised data flooring
- CAT 6e cabling
- State-of- the-art IT & Telecoms
- Toilets on each floor
- Shower facilities
- Kitchen / Breakout areas on each floor
- DDA compliant

Accommodation

From 100 sq ft - 40,000 sq ft.

Rent

On application.

Terms

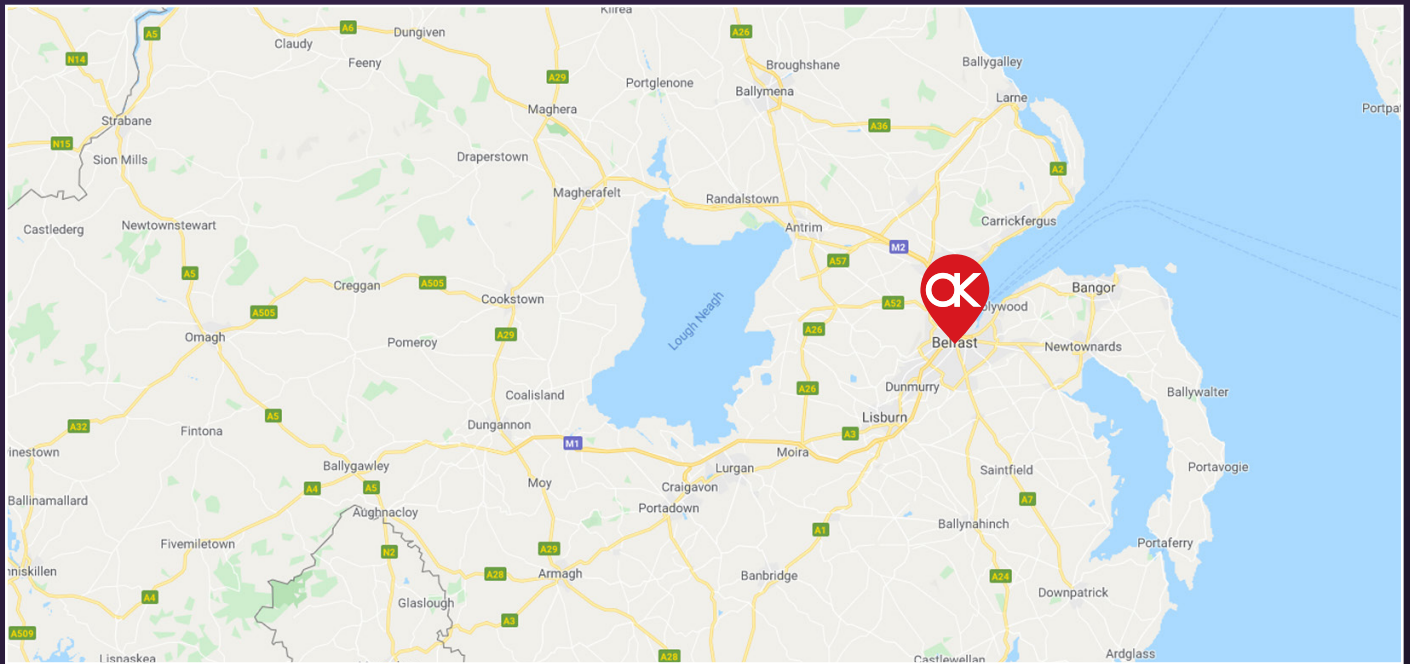
Available on a fully serviced basis, on flexible terms.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to VAT.



Lounge & Terrace



FOR IDENTIFICATION PURPOSES ONLY

RICHARD McCAIG: ☎ 079 0352 5280 ✉ richard.mccaig@osborneking.com

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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