

**TO LET**

**Refurbished Grade  
A Office Suite**

**c. 2520 sq.ft**

**Create Lab  
19/21 Bruce Street  
Belfast**

[ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

**028 9091 8257**

[www.hughescommercial.co.uk](http://www.hughescommercial.co.uk)

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**Former historic industrial building located on the southern side of the City Hall and only 2 minutes from Belfast's new Transport Hub**

#### LOCATION

This recently refurbished former industrial building is located on the southern fringe of the Central Business District

The immediate locality offers a diverse mix of office, retail and hospitality uses.

The building, located only 2 minutes from the new Grand Central Station, also benefits from being in close proximity to a number of major public car parks

With The Glider phase 2 due to run on Gt.Victoria Street, the locality will be one of the most connected parts of the city.



**This 4 storey former industrial building has been sympathetically refurbished to provide excellent Grade A office accommodation**

#### DESCRIPTION

- Exposed ceilings
- Feature LED lighting
- Power distribution
- Carpet finish
- Raised access floors
- Air conditioning
- WCs
- Shower Facilities
- Door entry controls
- kitchen area on all floors
- Lift serving all floors
- Attractive main entrance lobby



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## Accommodation

Net internal area                      Second Floor                      2520 sq.ft

## Service 6 [ TeX ]

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior and all other costs deemed necessary in the interests of good estate management

## Rent

On application. All charges subject to VAT

## Term

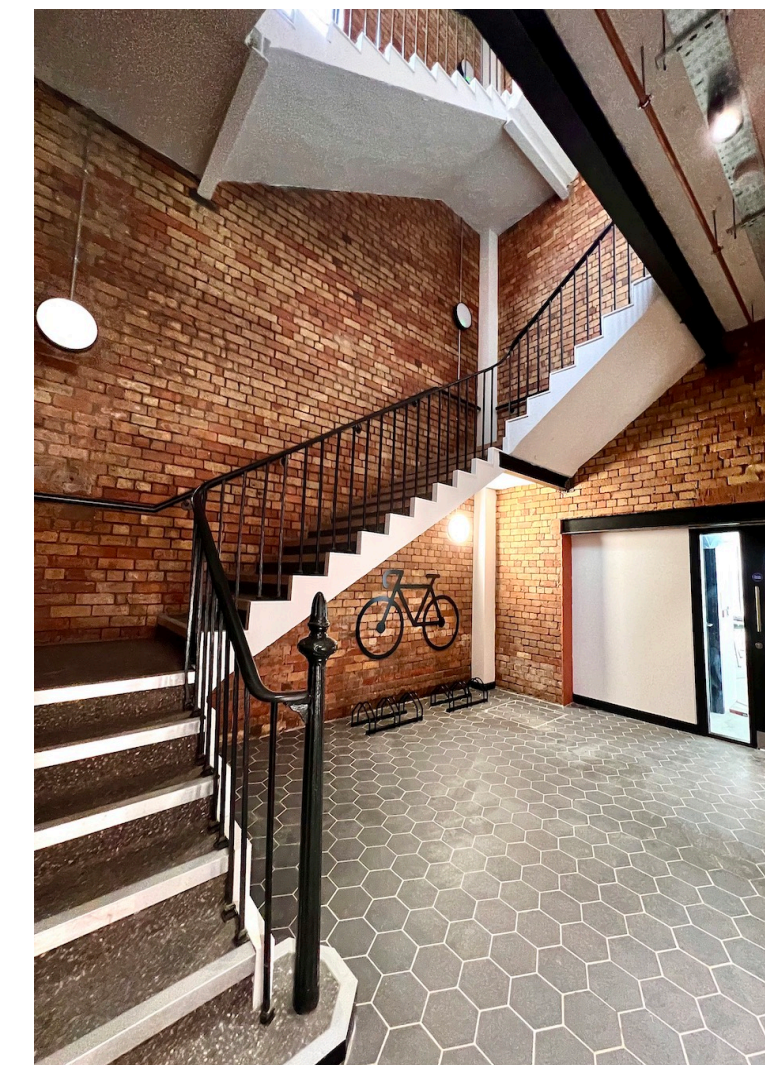
By negotiation

## NAV

Second Floor                      TBA    Rate in £ for 2024/25 is 0.599

## EPC

Available upon request



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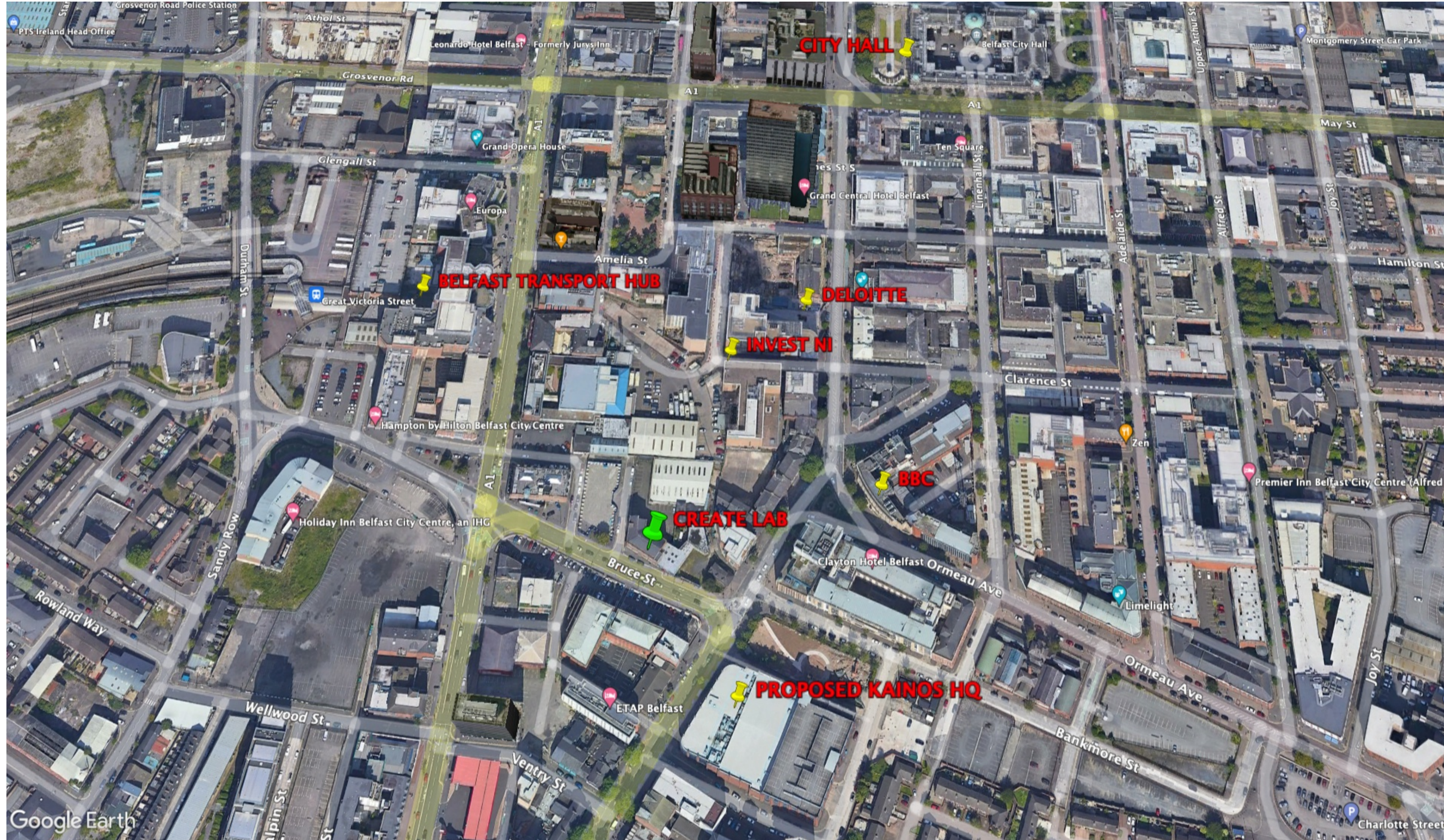
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## Location map



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## Contact

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