

# 19 Bedford Street, Belfast, BT2 7EJ

## To Let

Modern Self-Contained Office Building in the Heart of Belfast's Central Business District

Fully refurbished office suites available from 2,659 sq ft - 5,927 sq ft





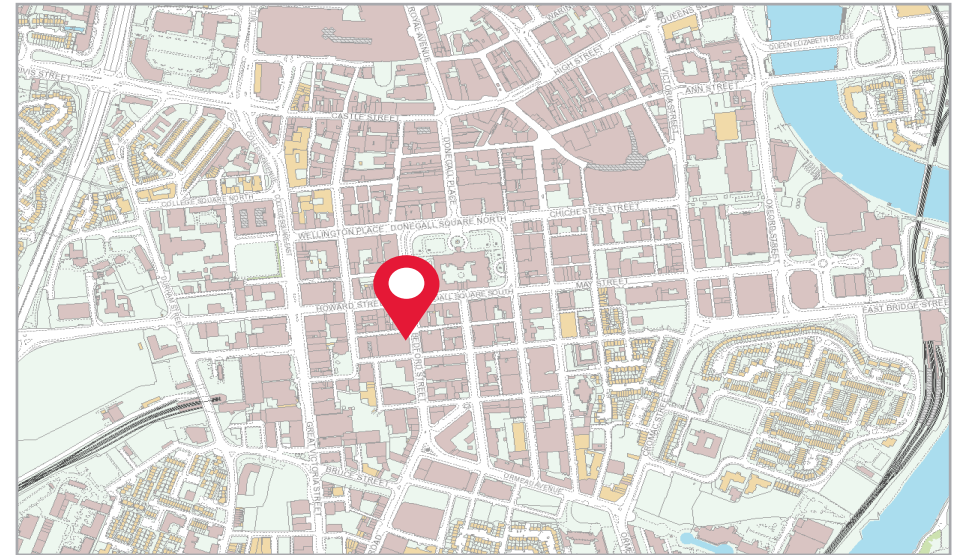
## Location

Belfast is well served by public transport. Two airports: Belfast City located just 3 miles from the city centre, has short-haul routes throughout the UK; and Belfast International is 17 miles / 25 minutes by motorway. Two major rail stations and an efficient bus network are supplemented by the Belfast Rapid Transport Glider Service, which links the city centre with East and West Belfast and Titanic Quarter.

Bedford Street is without doubt the best of the three major streets within Belfast's Central Business District - home to the Grand Central Hotel; Bedford House; Bedford Square; The Ulster Hall and the Invest NI Headquarter building adjacent to the subject.

19 Bedford Street is conveniently located within the Linen Quarter just behind City Hall and within easy walking distance of the main shopping district. There are numerous restaurants, pubs and coffee shops in the immediate vicinity.

Transport connections are excellent with the Glider and Metro Buses stopping at nearby Donegall Square; and the main Northern Ireland Railways and Ulsterbus Terminal (soon to be Belfast's main Transport Hub) minutes away on Great Victoria Street.

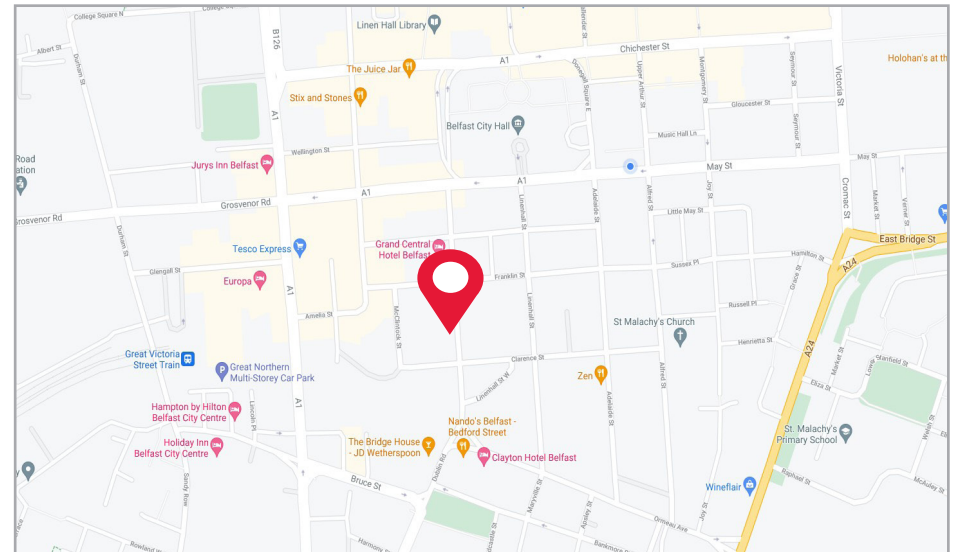


## Description

The building was previously occupied by a single tenant and is ideal for a single occupier HQ, but could easily be adapted for multi occupancy. The accommodation has recently been refurbished to include a new reception lobby, carpeted flooring, suspended ceiling, W/C and kitchen facilities and a passenger lift accessing each floor.

The ground floor comprises the newly refurbished reception lobby boasting a vibrant and welcoming presence and is accessed directly from Bedford Street. The remainder of the ground floor is a mixture of 7no Meeting and Conference Rooms, kitchen, store and ladies & gents W/Cs.

The upper floors are accessible via stairwell and a passenger lift and form an open plan office configuration with some cellular offices and meeting / breakout rooms created with the use of glazed partitioning benefitting from an abundance of natural light. Each floor is finished to include raised accessed flooring, suspended ceilings, LED lighting, carpet tiles and has a kitchen area; ladies or gents WCs; and a shower room is located on the first floor.



## Specification

- Excellent natural light on three sides
- Passenger lift
- Raised access floors
- New carpeted floors
- Double glazed windows
- Suspended ceilings / new LED lighting
- VRF air conditioning
- Mechanical ventilation
- Shower room & bicycle racks

# Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	c.2,659	247
First Floor	c.3,268	303.6
Second Floor	Let	Let
Third Floor	Let	Let
Fourth Floor	Let	Let
<b>Total Internal Area Available</b>	<b>c.5,927</b>	<b>550.6</b>

# Lease Details

Rent - £20 psf.

Term: By negotiation.

Repairs - Full repairing and insuring by way of service charge.

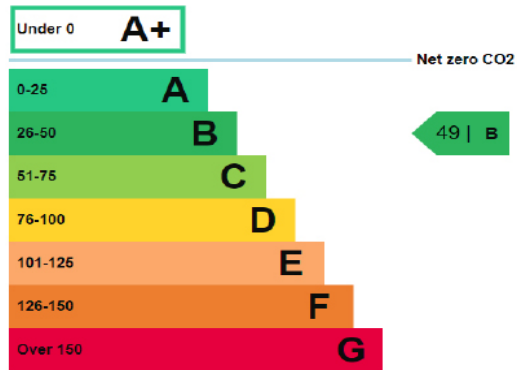
Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

# Energy Performance Certificate

The property benefits from an EPC rating of B49 and the Energy Performance Certificate is available upon request.

## Energy efficiency rating for this property

This property's current energy rating is B.







## Rates

We are advised by Land & Property Services of the following:

Ground Floor:

Net Annual Value (NAV): £41,800  
Rate in £ 24/25 £0.5993  
Rates Payable pa (est): £25,050.74

First Floor:

Net Annual Value (NAV): £41,000  
Rate in £ 24/25: £0.5993  
Rates Payable pa (est): £24,571.30

## Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quote.

## Further Information

For further information or to arrange a viewing, please contact:-

**Lambert  
Smith  
Hampton**

Kyle Abernethy  
07429777911  
kabernethy@lsh.ie

Tom Donnan  
07442495827  
tdonnan@lsh.ie



Greg Henry  
07841928670  
greg.henry@mcconnellproperty.com

Ross Molloy  
07443085690  
ross.molloy@mcconnellproperty.com

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