



TO LET

Excellent first floor office suite
extending to c. 4,000 sq ft

1st Floor Rochester Building 28 Adelaide Street Belfast BT2 8GD

- Prime office location in Belfast city centre
- Excellent first floor office suite in a modern building
- 4 on-site car parking spaces available by separate licence
- High quality fit-out



LOCATION

Belfast is the capital of Northern Ireland and the 15th largest city in the United Kingdom. It is located approximately 100 miles north of Dublin and 75 miles south-east of Londonderry.

The Belfast Metropolitan area has a population of over 670,000 and the city is the driver of the Northern Ireland economy.

The property fronts Adelaide Street in the city centre's prime office location to the south of the City Hall. Occupiers in the vicinity include Belfast City Council, The Department for the Economy, The Department for Infrastructure, HSBC Bank, Spence & Partners, Starbucks, Adecco UK, BLM Solicitors, Keystone Law, Pure Gym and Starbucks.

The location is very accessible by public transport, being adjacent to the Metro Bus and Glider hubs at Donegall Square and a short distance from Great Victoria Street and Lanyon Place train stations and Ulster Bus Centres.

1. Pure Gym
2. Starbucks
3. Glider Stop
4. Deanes
5. Zen
6. Café Nero



10 MINS DRIVE
From BELFAST CITY AIRPORT
30 MINS DRIVE
From BELFAST INTERNATIONAL AIRPORT



10 MINS WALK
To LANYON PLACE STATION
and
GREAT VICTORIA STATION



1 MIN WALK
To CYCLE STATION
NATIONAL CYCLE NETWORK
OUTSIDE



15 MINS DRIVE
From BELFAST PORT
35 MINS DRIVE
From LARNE PORT

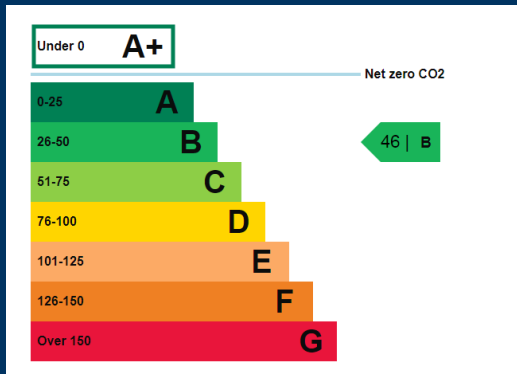
DESCRIPTION

The property comprises the first floor in a modern office and apartment building. The first and second floor offices are accessed via a dedicated entrance & lift lobby fronting Adelaide Street.

SPECIFICATION

The first floor comprises a high quality, fitted-out office suite and features:

- excellent natural light from glazed front and rear elevations;
- raised access floors;
- mains gas central heating
- air-conditioning



EPC DETAILS

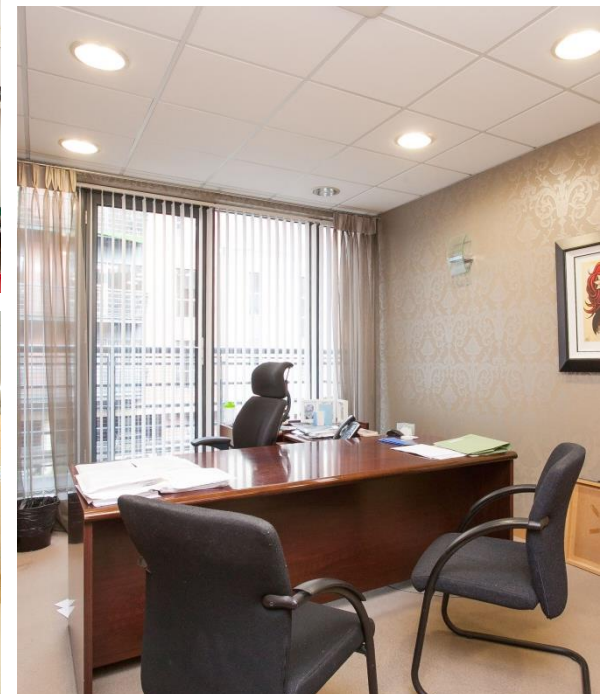
ACCOMMODATION

The first floor is fitted out with a reception; a range of private offices / meeting rooms; an open plan office area; a large staff kitchen; file storage areas and WC & shower facilities. The accommodation extends to :

c. 4,000 sq. ft. / 371.7 sq. metres.



**1st Floor, Rochester Building,
28 Adelaide Street, Belfast**





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 5 years from when you cease to have a contractual relationship with OKT. 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.

LEASE DETAILS

RENTAL:	£58,000 per annum exclusive of VAT
TERM:	By negotiation
INSURANCE:	The tenant will reimburse the landlord for a proportionate part of the building insurance costs.
SERVICE CHARGE:	A service charge is levied to cover the running costs of the common areas, including lift maintenance, cleaning, external repairs etc.
PARKING:	4 No. car parking spaces available directly underneath the offices available on separate licence - details on request.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

The NAV of the property is shown on the Land and Property Services' website as £51,700. The commercial rate in the pound for 2022 / 2023 is £0.551045, so the rate liability for the current year is £28,489.02.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

FURTHER DETAILS



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Our Ref: BJK/JP/9078

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.