

# Excellent Prime Grade A Office Accommodation

## TO LET

3450sqft (320sqm) – 6900sqft (640sqm)

Centrepoin, Bedford Street, Belfast



# A prestigious Office building in the heart of Belfast's Business district.

## BELFAST

Belfast is the Capital of Northern Ireland being the principal administrative, commercial, cultural and educational centre for the region.

The City offers excellent transport links to the rest of the UK and Europe beyond with the two main airports offering daily international and domestic flights as well as bus and rail services linking Belfast with Dublin being the Capital and main administrative hub in the South of Ireland.

The two cities are only 1hr 30mins apart by road.



## LOCATION

**Centrepoint occupies an extremely prominent location at the junction where Ormeau Avenue meets Bedford Street some 300m from Belfast City Hall on Donegall Square.**

Bedford Street is now viewed as being the premier office location in Belfast City centre boasting such great tenants as Deloitte, Aecom, Arup, BBC, Invest NI and Ernst and Young.

Bedford Street is one of the main arterial routes in and out of the City linking the busy and bustling City Centre with the leafy suburb of Malone and the vibrant University Area encompassing the Queens University Campus.

Centrepoint is located within a 5 min walk to the Great Victoria Street Bus and Rail station which is soon to be redeveloped into the new super Weavers Cross Transport Hub which will link Belfast with the whole of the province and into the South of Ireland.

Centrepoint occupiers include corporate tenants Investec Wealth and Investment, The Financial Times, Close Brothers Commercial Finance, RTE and Harbinson Mulholland Accountants.

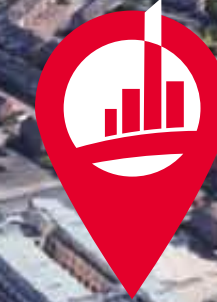


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INVEST NI

CITY HALL

EUROPA  
HOTEL

PWC

WEAVERS  
CROSS  
TRANSPORT  
HUB

## DESCRIPTION

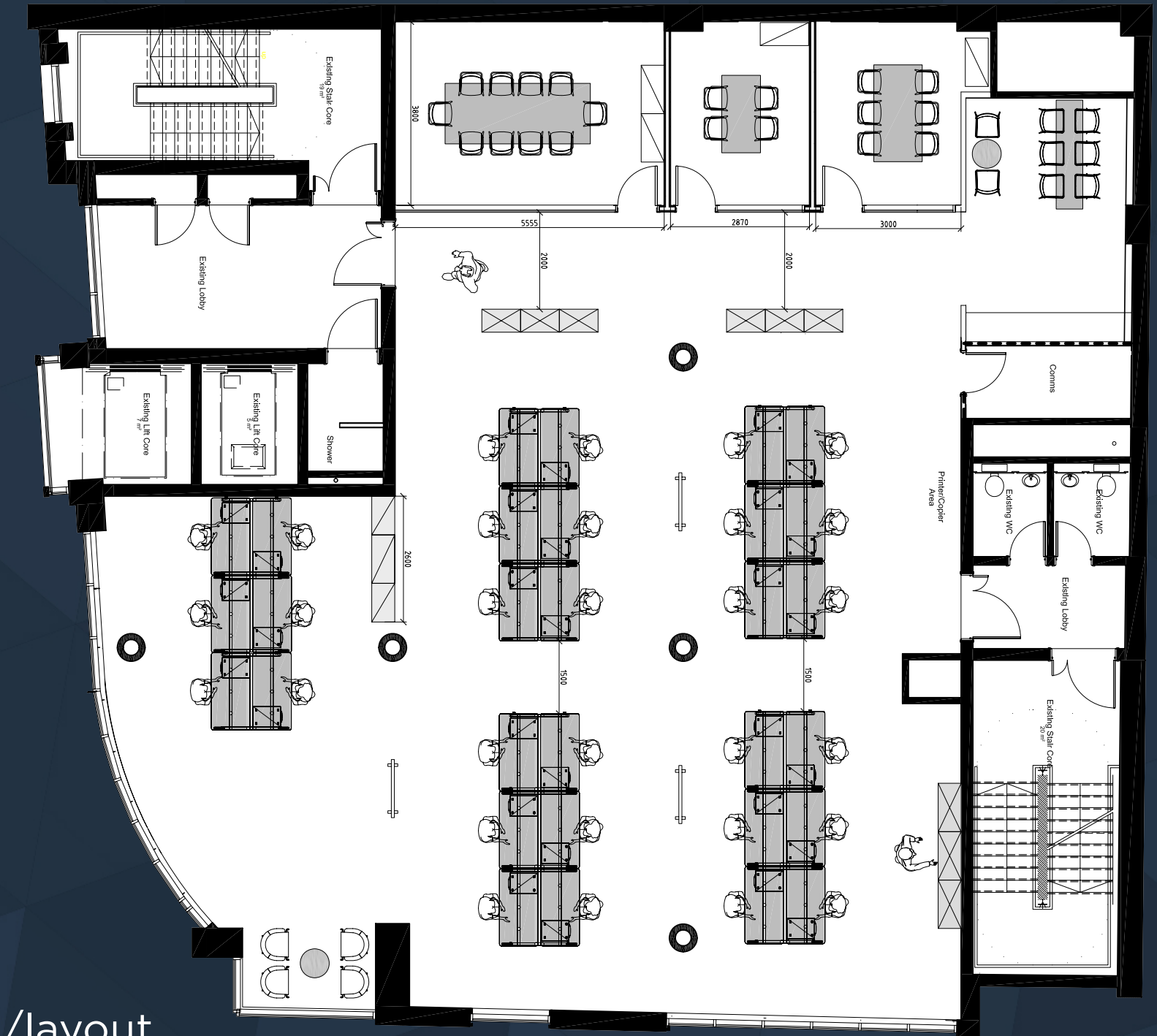
Centrepoint is a 10 storey modern office building completed to the highest of standards approx 10 yrs ago and still offers excellent Grade A office accommodation.

The building is accessed off Ormeau Avenue by way of an automated entrance door into a double height entrance lobby with a manned feature reception area.

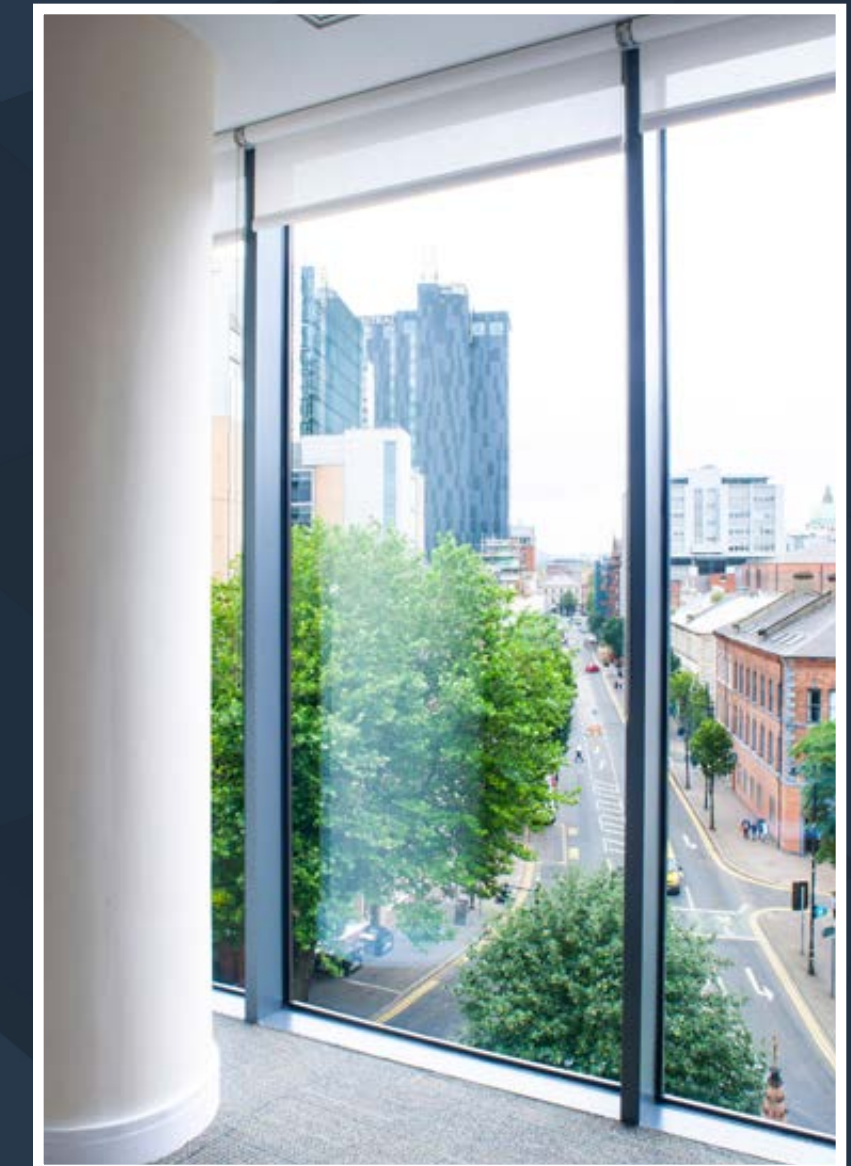
2 contiguous floors available of approx 3,450sqft (320sqm) each offering up to 6,900sqft (640sqm) of modern ready to occupy Grade A offices.

## FINISHES INCLUDE:

- Plastered and painted walls
- Suspended ceilings with integrated lighting
- Raised access computer floors with carpet floor covering
- Electric power distribution and floor boxes insitu
- Finished floor to ceiling height of 2.75m
- Individual ventilation, comfort cooling / heating per floor with heat recovery
- Intruder alarm interface to each floor
- Integrated fire alarm system
- Audio/visual access control system
- 2 passenger lifts
- Male/female toilet facilities
- Shower and accessible facilities
- Current generic layout offers a boardroom and 2 meeting rooms with a comms room and breakout area ready for any tenants occupation.



Generic floor plan/layout





**3 minute** walk to Belfast City Hall



Located within a **5 minute walk** to new Belfast Transport Hub.



A large range of coffee shops and eateries in the local vicinity



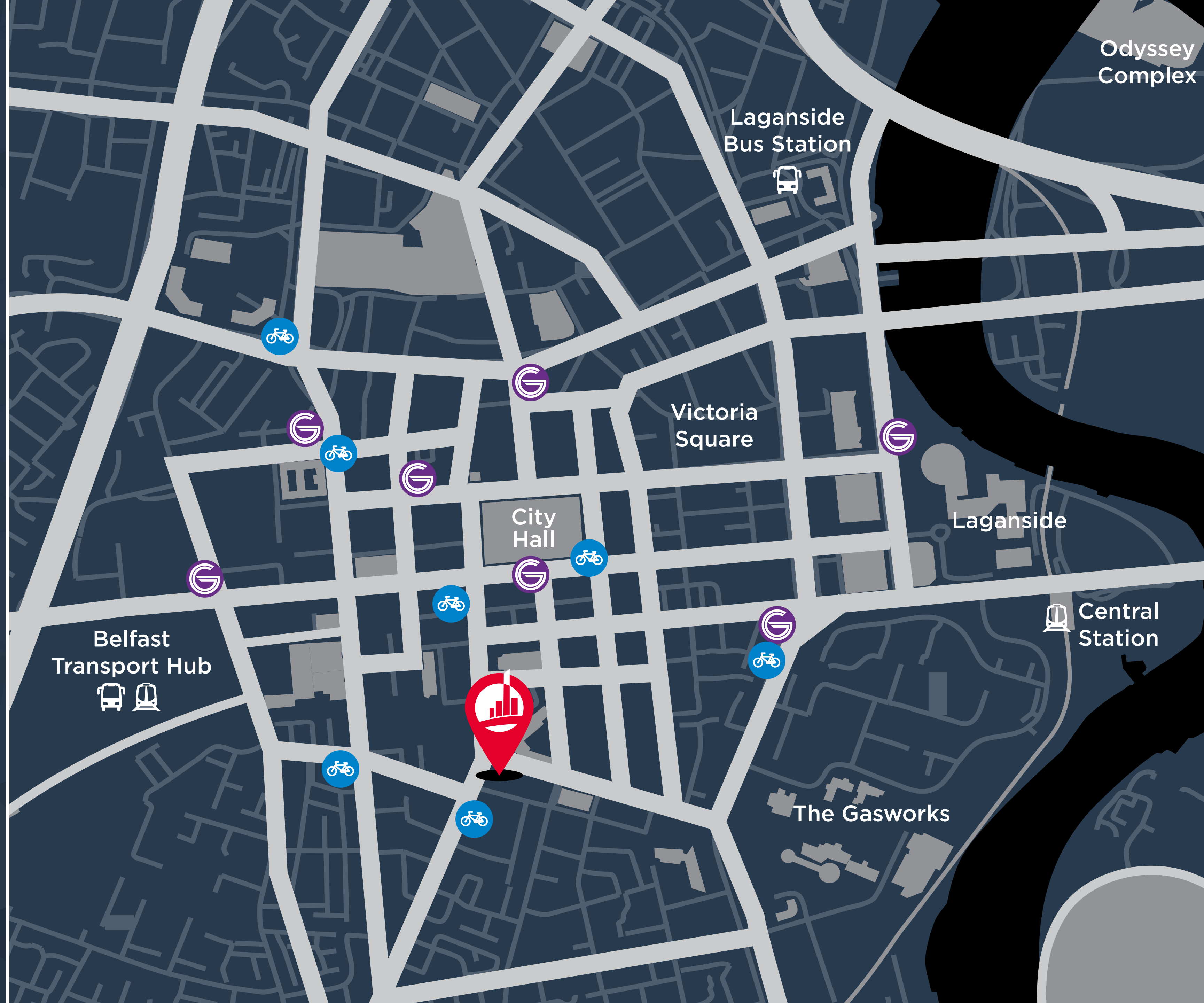
Belfast International Airport is within only **30 minutes' drive.**



All City Centre amenities in close proximity



Belfast City Airport is within only **10 minutes' drive.**



# LEASE

A new FRI lease is available directly from the Landlord.

# RENT

Upon request

# FOR FURTHER INFORMATION

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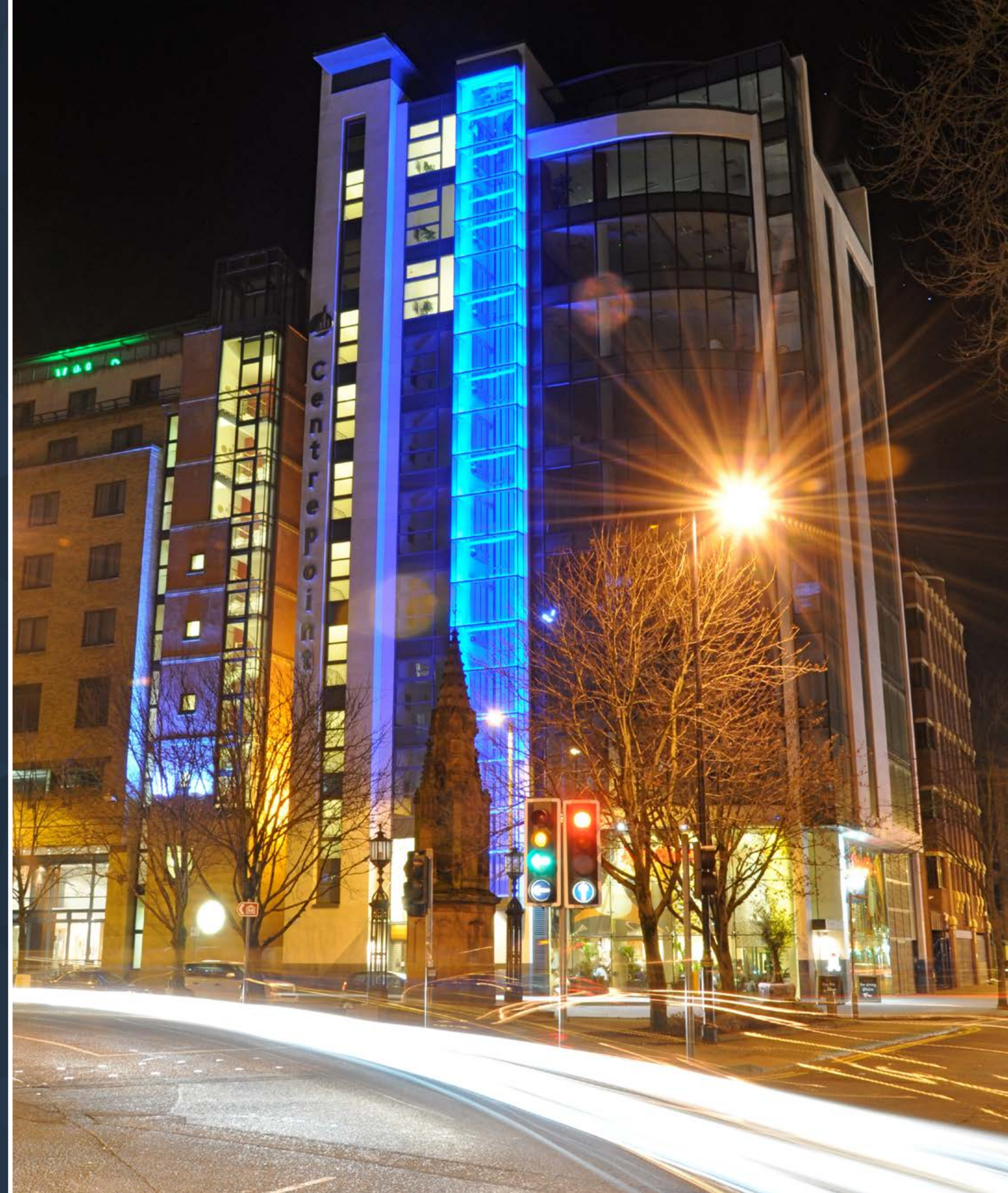
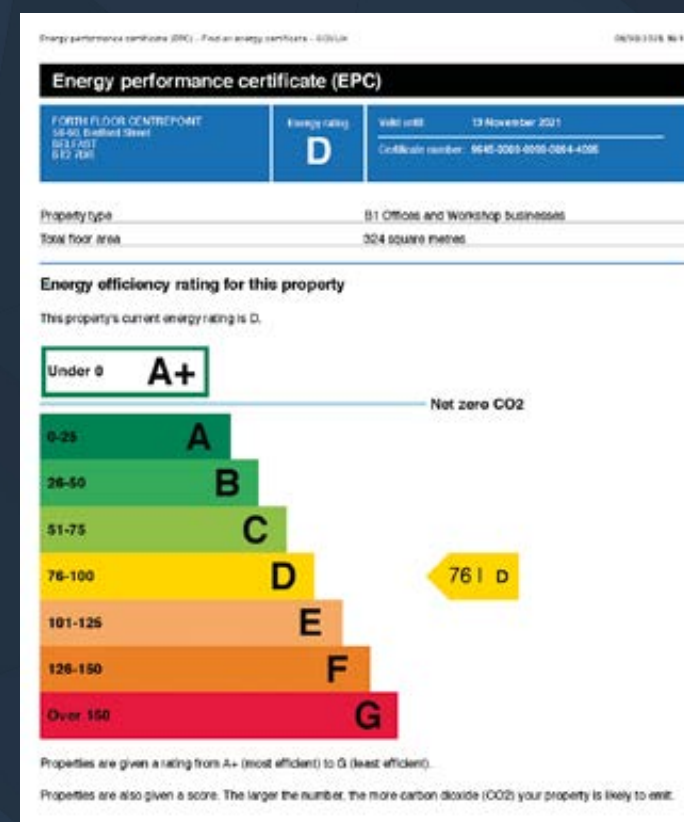
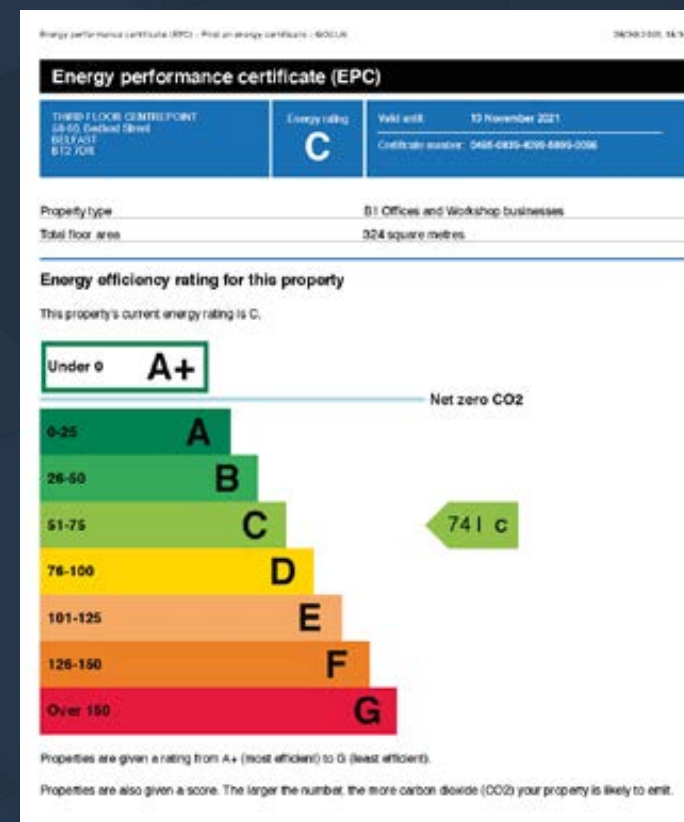
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