



**TO LET**

**Serviced Office  
Accommodation**

**Titanic Suites**

**4<sup>th</sup> Floor**

**55 – 59 Adelaide Street**

**Belfast BT2 8FE**



**OKT**  
O'CONNOR KENNEDY TURTLE

# LOCATION / DESCRIPTION

This landmark building is ideally positioned in Belfast's city centre a short distance from the City Hall (50 meters) in the heart of the Central Business Core. Its central location benefits from close access to public car parking and contract 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.

Titanic Suites provides flexible and scalable offices which provide space and a service that allows you to thrive and grow your business.

With a varied range of office space available, Titanic Studios can offer a flexible environment needed to grow your business. Offices from 1-2 person to large open plan office space, full floors for 100+ clients.

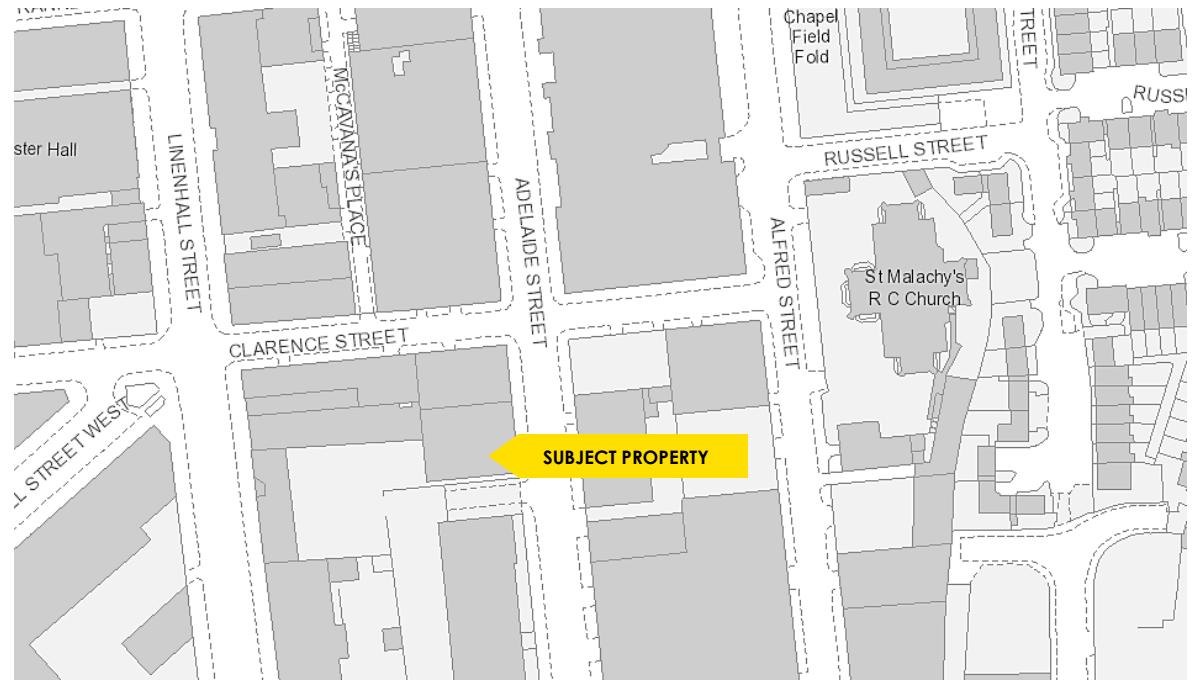
## Features & Benefits

- In house cleaners
- Call handling
- Mail handling
- In house meeting rooms
- Office chairs, desks and phones
- Tea and coffee
- Utilities included
- On-site showers
- Kitchen facilities on each floor
- Cold, filtered drinking water available on each floor
- 24 Hour access to the building
- CCTV & full security system
- Nespresso Coffee machines in all kitchens & meeting rooms
- Fully manned reception Monday-Friday 8.30am to 5.30pm
- Fully DDA Compliant
- Hybrid VOIP telephone system
- High Speed Leased line broadband
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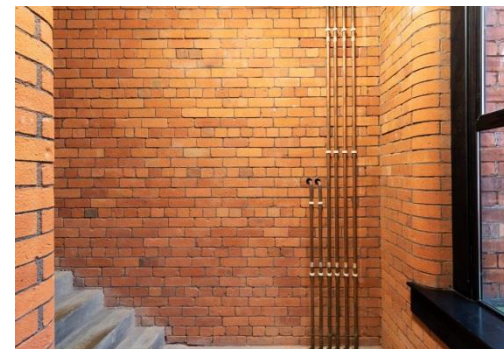
# ACCOMMODATION

The **4th floor** comprises a front facing 25 person office with 3 internal meeting rooms / offices and benefits from great natural light.

**Multiple floor options are available should further space be required.**

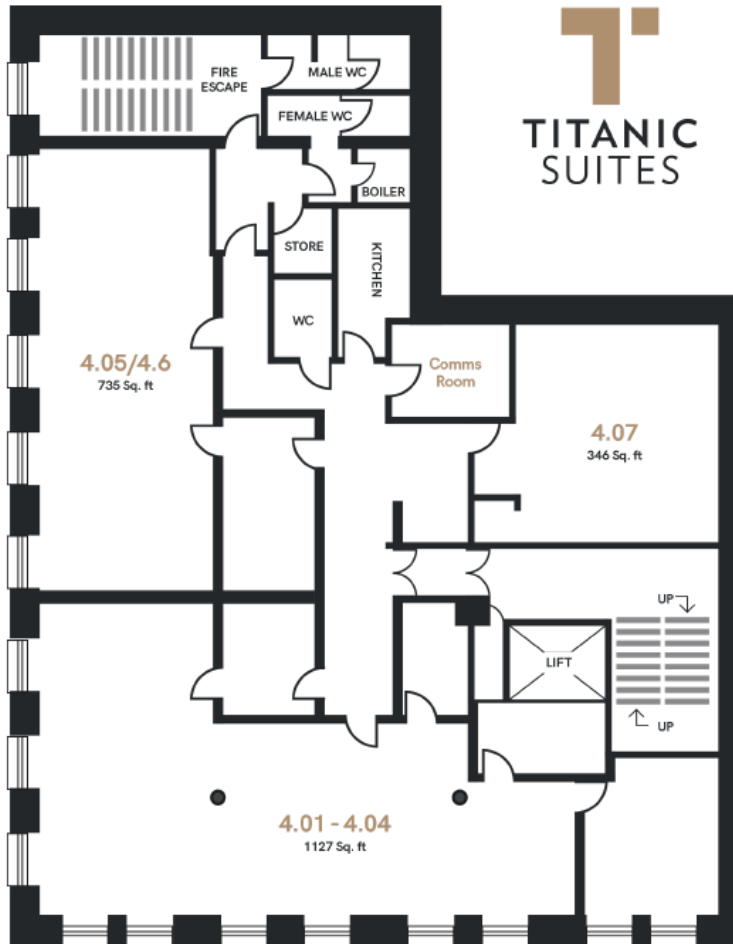


**TITANIC  
SUITES**



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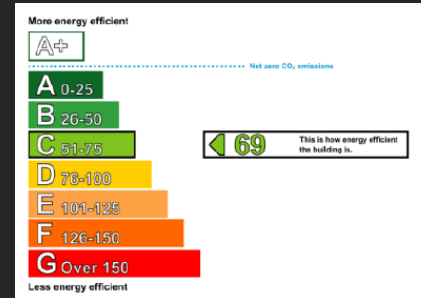
# Floorplan Level 4



**TITANIC  
SUITES**

## LEASE DETAILS

TERM: Flexible terms  
 RENT: From £250 per desk per month  
 AVAILABILITY: Immediately



## EPC DETAILS

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181  
 E belfast@okt.co.uk

CONTACT:

IAN MCCABE | iain.mccabe@okt.co.uk

Our Ref: IMcC/JP/7720

### 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/ukSI/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.

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.