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**FOR SALE**

**51-55 Adelaide Street, Belfast BT2 8FE**

City Centre Office Investment extending to c. 14,300 sq ft (1,327 sq m)

# LOCATION

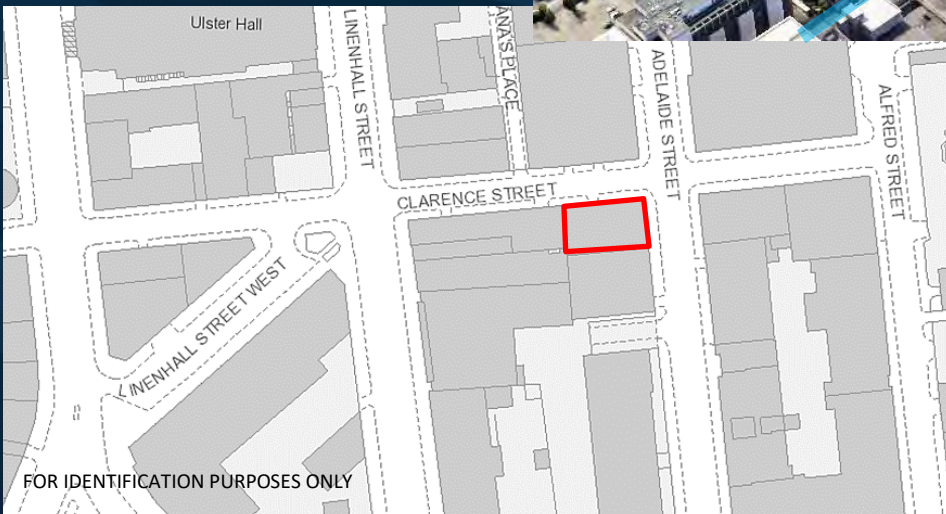
51-55 Adelaide Street is located in Belfast's prime central office location, immediately to the south of the City Hall. This location is in the heart of Belfast's commercial core and is very accessible both by public transport and car. It is within the Linen Conservation Area.

The building occupies a prominent site at the corner of Adelaide Street and Clarence Street.

Occupiers on Adelaide Street include Belfast City Council; the Department of the Economy; the Department for Infrastructure, HSBC, PureGym, the Department of Employment and Learning, Liberty Technology, the Bank of England and the Northern Ireland Housing Executive.

This area is very well served by amenities – Starbucks & Café Nero on Adelaide St and Ormeau Avenue / Pure Gym directly opposite / hotels within 5-10 minute walk include the Grand Central Hotel on Bedford Street; the Premier Inn on Alfred Street; Radisson Blu in the Belfast Gasworks site; the Clayton Hotel on Ormeau Avenue; Ten Square on Linenhall Street and the Belfast Hilton in Lanyon Place.

The Royal Courts of Justice in Chichester Street is also in close proximity (10 mins walk).



FOR IDENTIFICATION PURPOSES ONLY

1. Subject Property
2. Pure Gym
3. Premier Inn
4. Belfast Bike Dock (1 min walk)
5. Starbucks
6. Belfast Glider Stop (2 min walk)
7. City Hall
8. Grand Central Hotel
9. Europa Bus & Rail Station



C. 2 MINS WALK TO  
BELFAST CITY CENTRE



## CONNECTIVITY

M1 & M2 MOTORWAYS  
ARE ACCESSED WITHIN  
2 MINUTES VIA  
WESTLINK



## PUBLIC TRANSPORT

LANYON & GREAT  
VICTORIA ST STATION  
WITHIN 10 MINS WALK AS  
WELL AS METRO ROUTES



## C. 12 MINS DRIVE TO

BELFAST GEORGE BEST  
CITY AIRPORT

# DESCRIPTION

The building is a six-storey former linen warehouse built in the early 1900s, converted to provide attractive office accommodation featuring exposed brick and steel column interiors.

There is a double height entrance lobby to the offices, with a 10-person Otis lift serving the office floors. The floors are a regular shape with excellent natural light from the building's twin frontages to Adelaide Street and Clarence Street. There is WC accommodation on each floor.

The ground floor is currently fitted out as a restaurant and has entrances from both Adelaide Street and Clarence Street.

The building has gas fired central heating.

# ACCOMMODATION

Net Internal floor areas are approximately as follows:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR	c. 167 sq m	1,800 sq ft
FIRST FLOOR	c. 232 sq m	2,500 sq ft
SECOND FLOOR	c. 232 sq m	2,500 sq ft
THIRD FLOOR	c. 232 sq m	2,500 sq ft
FOURTH FLOOR	c. 232 sq m	2,500 sq ft
FIFTH FLOOR	c. 232 sq m	2,500 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>C. 1,327 sq m</b>	<b>14,300 sq ft</b>

**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.

FILE REF 9404





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# SALES DETAILS

PRICE: Offers in the region of £1,950,000  
TITLE: We understand the property is held under freehold title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## RATES

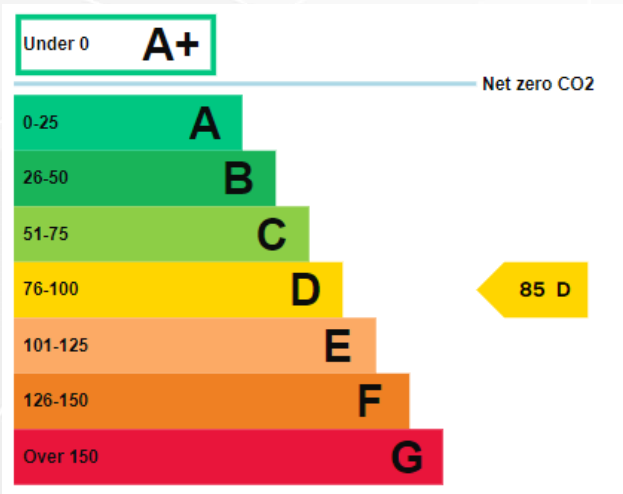
DESCRIPTION	NAV	ESTIMATED RATES PAYABLE
GROUND FLOOR	£28,000	£16,022.19
FIRST & SECOND FLOORS	£69,000	£39,483.25
THIRD FLOOR	£38,000	£21,744.40
FOURTH FLOOR	£38,000	£21,744.40
FIFTH FLOOR	£38,000	£21,744.40

The building has a B2 historic buildings listing, so is exempt from vacant rates.

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

## VAT

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



# FURTHER INFORMATION

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For further information / viewing arrangements please contact:

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**028 9024 8181** okt.co.uk

## JOINT AGENT



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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.

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Office: 20-22 Stable Lane, Coleraine BT52 1DQ

Northern