

## 10th Floor, Penthouse Offices, Bedford House, 16-22 Bedford Street, Belfast, BT2 7FD

**To Let** (By way of assignment)

Sensational Penthouse City Centre Offices of c. 1,950 sq ft with exceptional views over Belfast (x1 Car Park held under licence)



## Location / Description

Bedford House is a unique commercial office and retail property located in the heart of Belfast City Centre.

The property has a prestigious location close to the City Hall, in the heart of Belfast's Central Business District, and directly opposite the new Grand Central Hotel. It is perhaps the City's best known and most highly regarded office building.

10 floors of naturally lit office suites, with retail units on the ground floor and at mezzanine level. Office tenants include EY, Marsh, Causeway Asset Management, Cowen, Arup, General Medical Council, Reperio Human Capital, Julius Baer and McCadden. Nearby occupiers are Invest NI and the head offices of Danske Bank, Bank of Ireland and Ulster Bank.

The Bedford House experience emphasises quality and service. The spacious and impressive entrance lobby leads by a glass staircase to a coffee shop, popular as a meeting place with both tenants and visitors. On the 9th floor, tenants have the benefit of a fully equipped private gymnasium and complementary meeting rooms equipped with latest AV/IT facilities, and capable of providing full conference facilities for 50 persons.



## Specification

This 10th Floor Penthouse Office Suite was superbly refitted approx. 10 years ago and are one of the most attractive suites available in the City Centre.

Fixtures to include:-

- Carpets;
- Feature Lighting;
- Air Conditioning
- Wall Finishing;
- Attractive Colour Scheme;
- Suspended Ceilings;





## Accommodation

Net lettable area is 1,950 sq ft comprising a reception, 3 private offices, board room, kitchen and W/C facility.

Furniture available, if required. Further information available upon request from the agent.

## Lease Details

The offices are held under a lease from 1st November 2016 until 31st October 2031, with a tenant break clause on 1st November 2026. The rent passing is £52,500 pa with 5 year rent reviews. The lease terms are effectively full repairing and insuring via a service charge which is currently £6.13 psf pa.

1 no. On-site car parking space available for £2,000 per annum by way of separate licence agreement.

## Net Annual Value

We have been advised by Land & Property Services of the following approx values:-

Net Annual Value:- £36,300

Rate in the £ 23/24:- £0.5722

Rates payable if applicable: £20,770.86

## VAT

The building is VAT registered.

## Energy Performance Certificate

We have been advised that the property benefits from an EPC rating of F129. A copy of the EPC is available upon request from the agent.



## Viewing and Further Information

By appointment with the agent only:-

**Lambert  
Smith  
Hampton**

Douglas Wheeler  
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