

TO LET

NEWLY REFURBISHED PRIME GRADE A OFFICES 4,660 SQ FT OFFICE WITH 1,670 SQ FT TERRACE



3RD FLOOR, 2-10 EAST BRIDGE STREET, BELFAST, BT1 3NQ



Overview

This brand new third floor refurbishment includes state of the art services and M&E and offers spectacular contemporary office space.

The flexible floorplates can be arranged as any mix of offices, conference rooms and individual work stations.

- Newly refurbished 4,659 sq ft floor plate
- Expansive 1,668 sq ft terrace
- Targeting EPC A rating
- Brand new individually controlled VRF air conditioning units
- Full accessible raised floor
- Excellent natural light via triple aspect windows
- Stylish new toilets
- New fitted kitchenette and break-out area



Technical Specification

This brand new third floor refurbishment includes state of the art services and M&E and offers spectacular contemporary offices.

- Fully refurbished floor with all new services
- Raised access floor
- Individually controlled VRF air-conditioning units that can heat and cool independently
- Triple aspect windows throughout that can be opened for natural ventilation
- Energy efficient LED lighting



Indicative layout



Lease Terms

A new FRI lease available directly from the landlord.

Rent

£22.50 per sq ft

Rates

The rates will be reassessed following refurbishment. We estimate that the rates payable will be in the region of £8 per sq ft or c. £37,000 per annum.

All interested parties should make their own enquiries.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents requirements.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

EPC

Target EPC A



Location

2-10 East Bridge Street is situated in the heart of Belfast within a 5 minute walk of Lanyon Place Train Station. Nearby amenities include Victoria Square, Caffè Nero and Starbucks.

The building's current tenants include Open Text and Shoosmiths. Neighbouring office tenants include Pinsent Mason, KPMG, IQEQ, Allstate, Santander and BT. The building is also adjacent to the Law Courts, Belfast Waterfront Hall & Convention Centre and the Hilton Hotel.



PREVIOUS

NEXT



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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/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.