

GRADE A OFFICE ACCOMMODATION Adelaide Exchange, Adelaide Street, Belfast, BT2 8GD

### LOCATION

Adelaide Exchange is located in the heart of Belfast's traditional City office core benefitting from dual frontage onto both Adelaide and Alfred Street. The building benefits from its immediate proximity to the main City Centre bus terminus at Belfast City Hall, Lanyon, Weavers Cross and Great Victoria Street Bus & Rail Stations.

The surrounding vicinity provides an outstanding array of amenities for office occupiers including coffee shops, restaurants, gyms and hotels. The location also benefits from excellent connectivity to the wider arterial road and motorway network with Belfast City and International Airports located 10 and 30 minutes away respectively and Dublin Airport located 1 hr 30 minutes away

The traditional City Business Core within which Adelaide Exchange is set continues to see significant investment and the development of additional service amenities to the benefit of companies and employees.

The underlying strength of this commercial location allied to the quality of Adelaide Exchange making it a compelling opportunity for companies seeking modern office premises in Belfast City Centre.



## DESCRIPTION

Adelaide Exchange is a modern Grade A office development. The property provides for a total of 144,000 sq ft of Grade A specification offices arranged over ground and 8 upper floors.

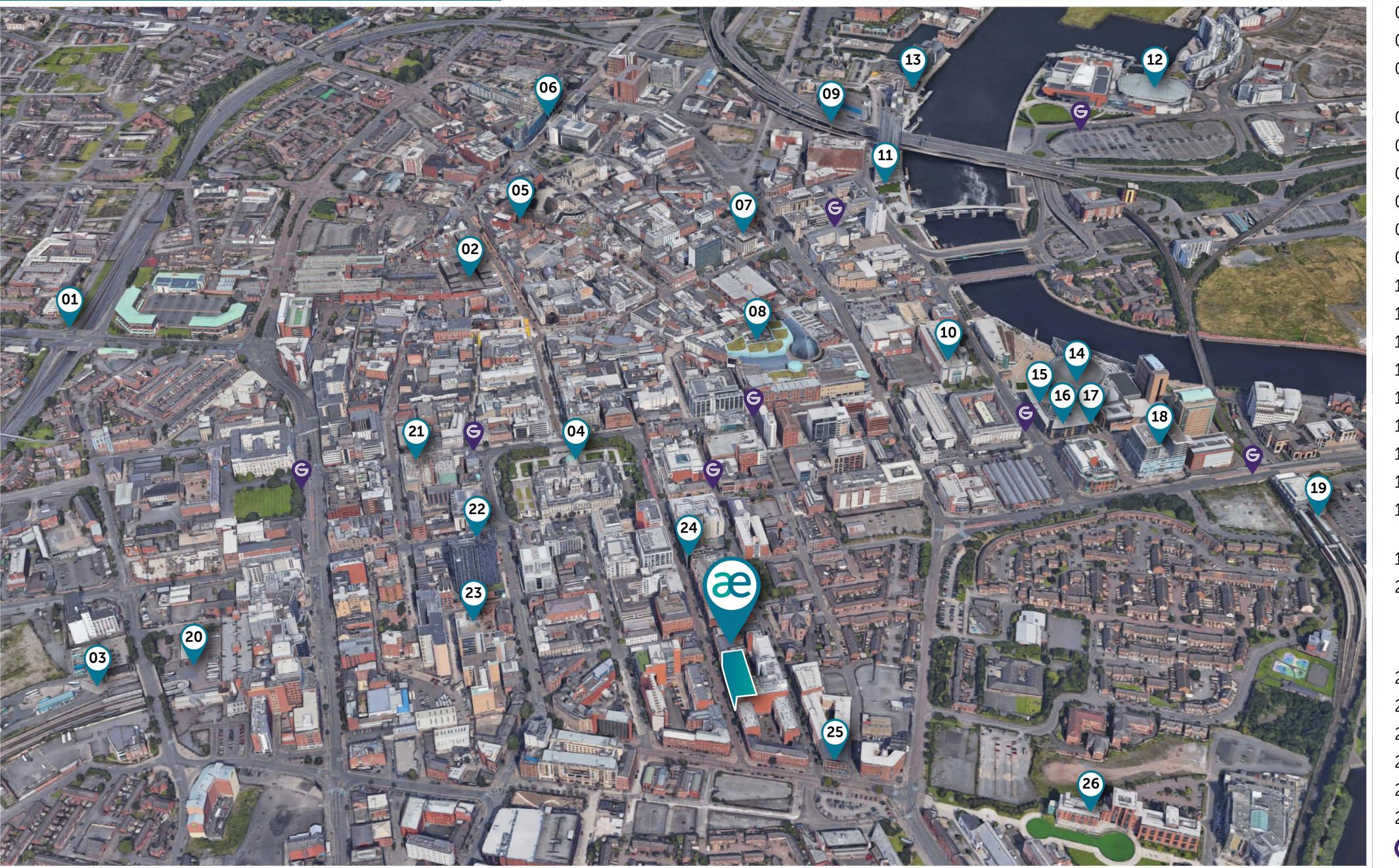
The subject property is designed around a central courtyard, which provides excellent amenity and outdoor break out space for tenants. All of the upper floor accommodation within the building benefits from a floor to ceiling glazed façade which provides a high-quality working environment for occupiers.

The building benefits from dual frontage to both Adelaide Street and Alfred Street providing full floor to ceiling glazing. A 3-storey underground car park provides 180 car park spaces with 24hr secure barrier access, together with secure bike storage and shutter facilities.

Please note that refurbishment works on the common areas are due to commence Q4 2023.







- 01. Westlink
- 02. CastleCourt
- 03. Weavers Cross Transport Hub
- 04. City Hall
- 05. Tribeca
- 06. Ulster University
- 07. Cathedral Quarter
- 08. Victoria Square
- 09. M3 Motorway
- 10. Laganside Court
- 11. Allen & Overy
- 12. Odyssey Pavilion
- 13. Baker McKenzie
- 14. ICC
- 15. KPMG
- 16. Bank of London
- 17. Pinsent Mason
- 18. Land & Property Services
- 19. Lanyon Rail Station
- 20. Great Victoria Street
  Bus and Rail Station
  (Soon to be Grand Central
  Bus and Rail Station)
- 21. PWC
- 22. Grand Central
- 23. The Ewart
- 24. Starbucks
- 25. Cafe Nero
- 26. The Raddison Blu
- **G** Glider

## **KEY ATTRIBUTES**



Grade A specification office



CCTV and on-site security



City centre location



180 Basement car park spaces



Bike storage



Showers



Ground floor Lobby refurbishment due to commence Q4 2023



Excellent range of amenities in the area







## INFORMATION

#### **RENT**

£23.00 per sq ft

#### **TERM**

Min 5 years

#### **SERVICE CHARGE**

A service charge will be levied to cover the cost of exterior repairs, maintenance, and management. Estimated to be £5.00 psf.

### **REPAIRS/INSURING**

Internal repairing and insuring lease terms

#### **SECURITY**

CCTV and on-site security

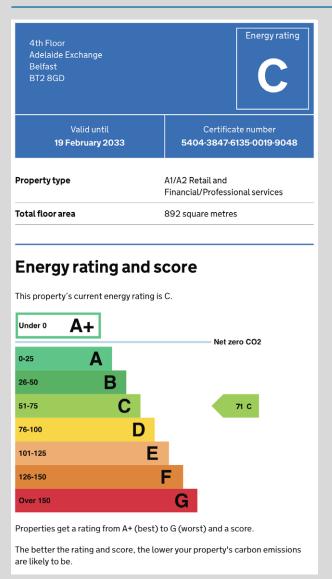
#### **RATES**

Tenant responsible for the payment of rates. Rates payable are approx. £9 per sqft

#### **VAT**

All prices are quoted exclusive of VAT, which may be payable

#### **EPC**

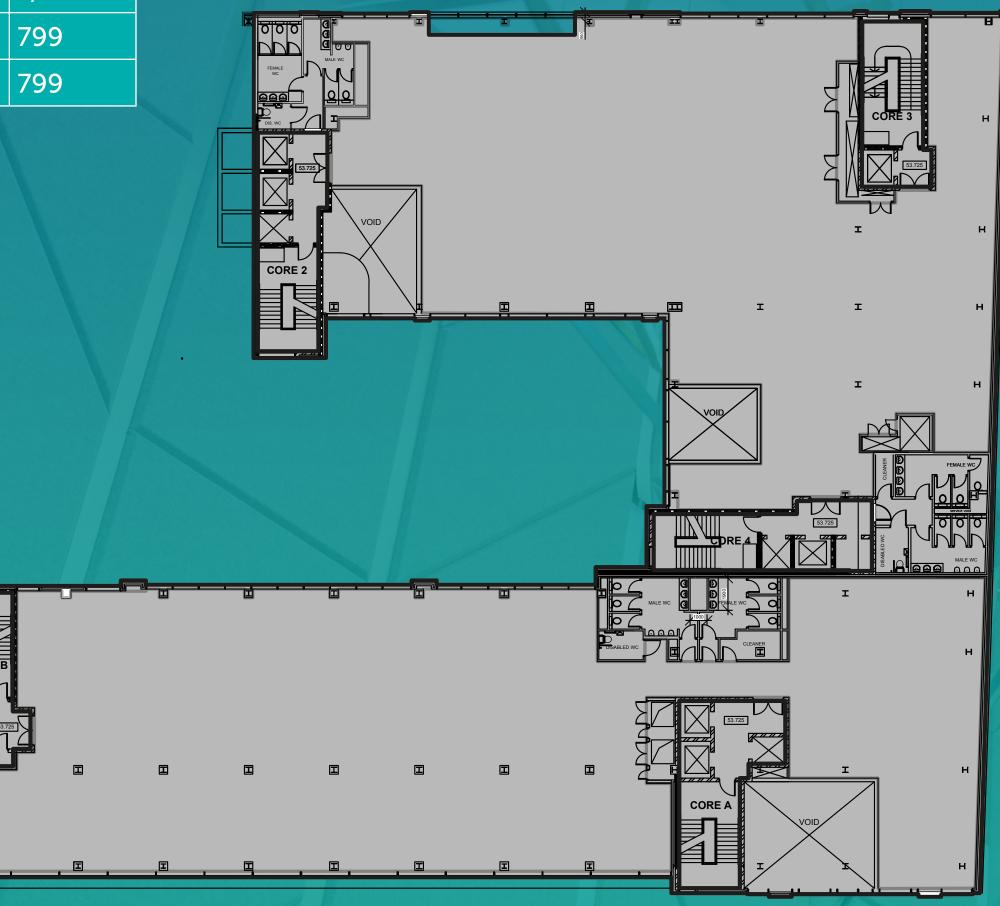




# ACCOMMODATION

FLOOR	Sq ft	Sq m
Ground & First	19,774	1,837
Fourth	8,600	799
Fifth	8,600	799

### **1ST FLOOR PLAN**



### 4 & 5TH FLOOR PLANS





### CONTACT

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