



ADELAIDE  
EXCHANGE

CBRE NI  
PART OF THE AFFILIATE NETWORK



**TO LET**

**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.



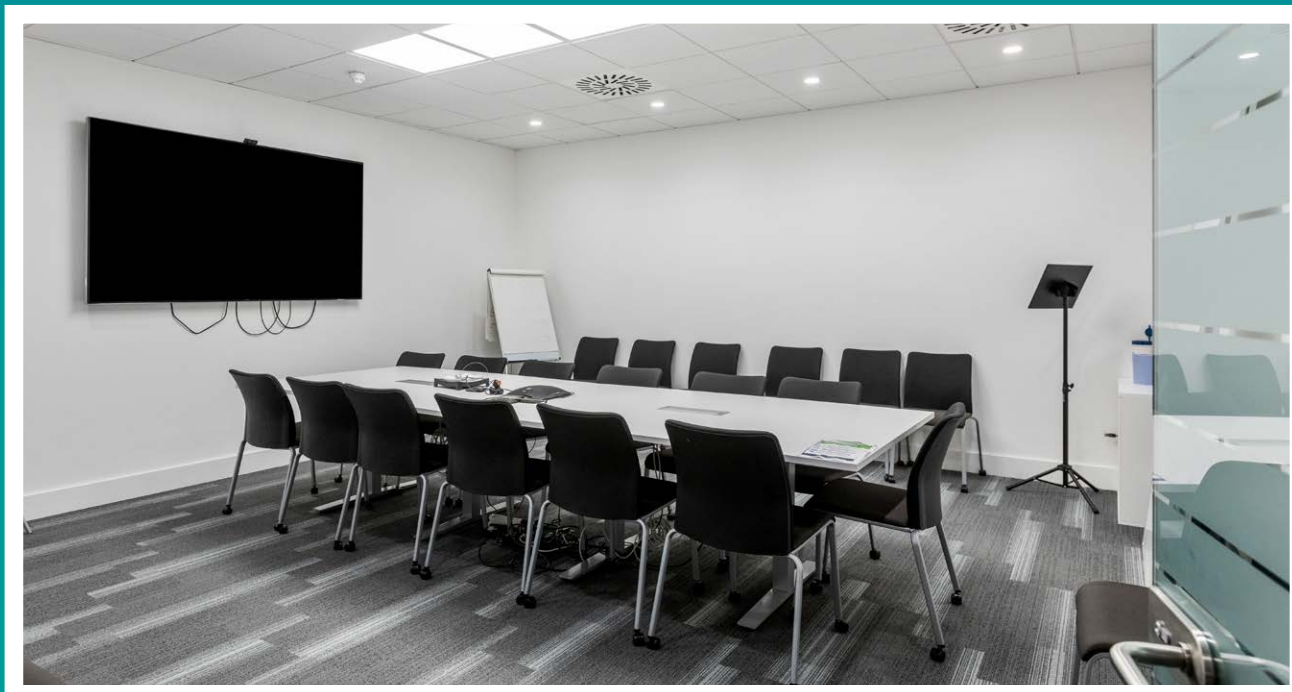
# DESCRIPTION

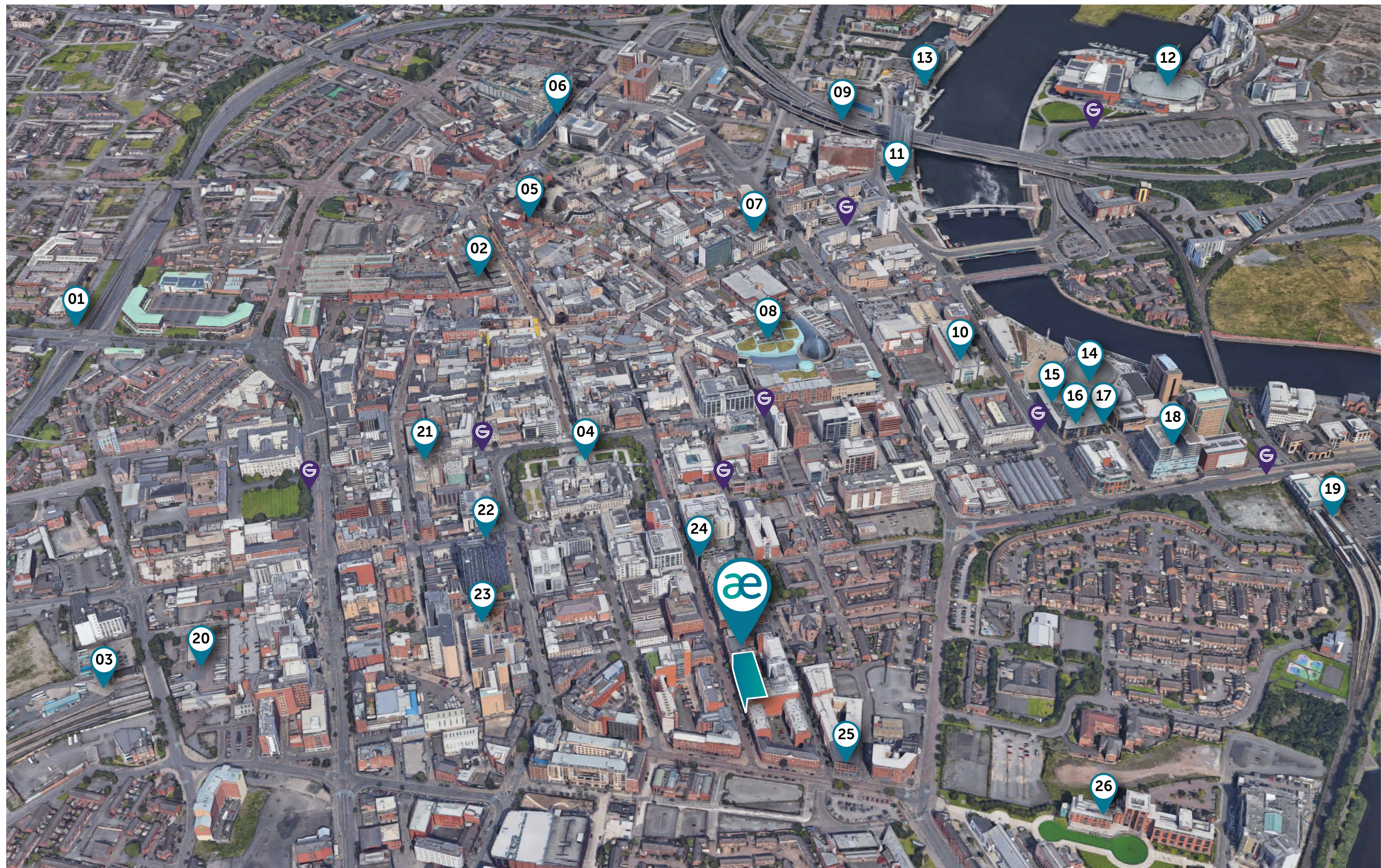
Adelaide Exchange is a modern Grade A office development. The property provides for a total of 144,000 sq ft of Grade A specification offices arranged over ground and 8 upper floors.


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
-  Glider

# KEY ATTRIBUTES



Grade A specification office



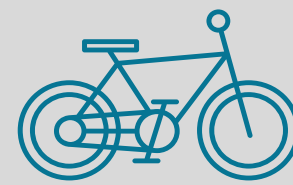
CCTV and on-site security



City centre location



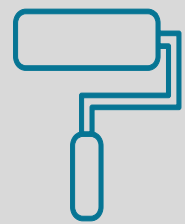
180 Basement car park spaces



Bike storage



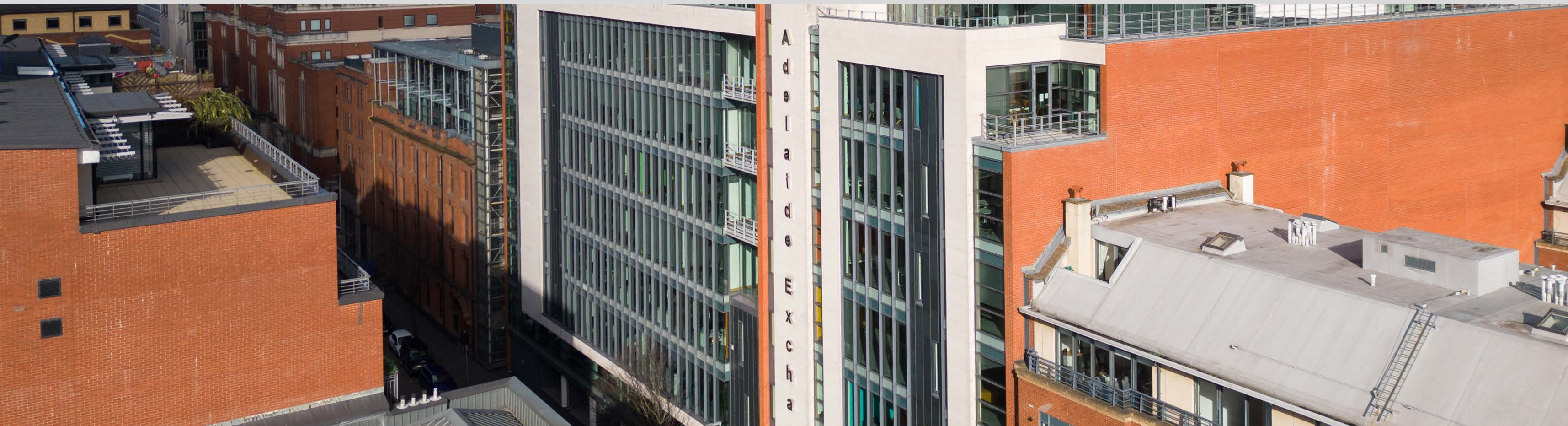
Showers



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

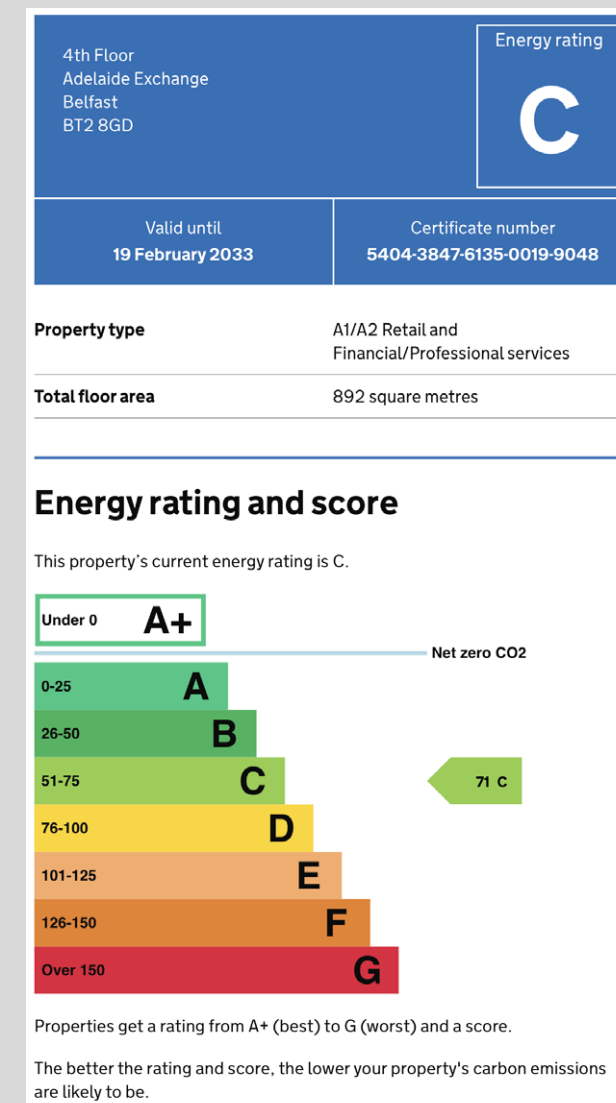
## RATES

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

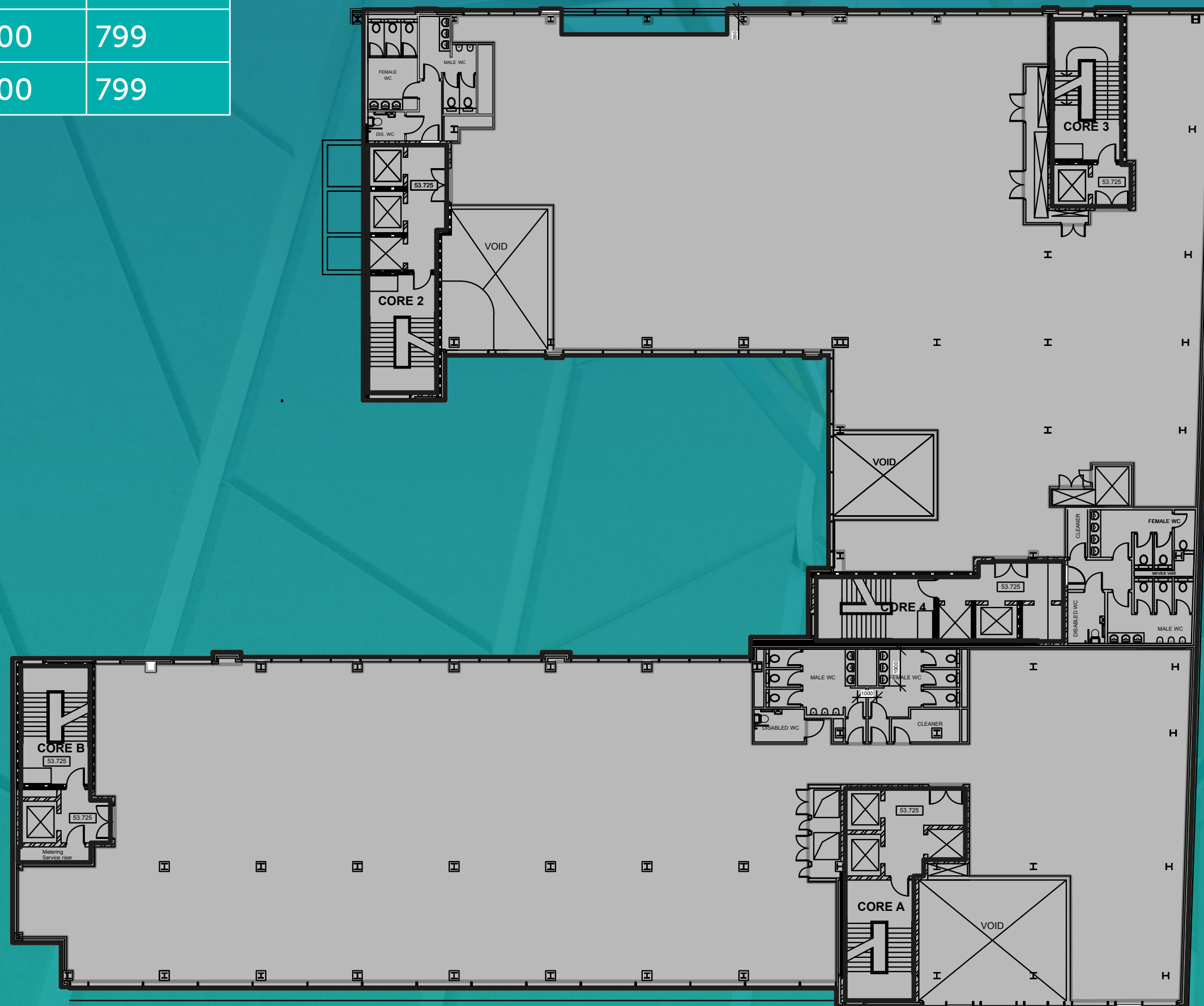
## EPC



# 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



**VIEW TEST FITS**  
via CBRE Plans

# CONTACT

---

## **Lisa McAteer**

**T:** 079 2018 8003

**E:** [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

## **Rory Kelly**

**T:** 075 5776 0331

**E:** [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

**CBRE NI**

PART OF THE AFFILIATE NETWORK

The Linenhall,  
32-38 Linenhall Street,  
Belfast, BT2 8BG

**T:** 028 9043 8555

**[www.cbreni.com](http://www.cbreni.com)**

## **Ian Duddy**

**T:** 077 3050 2897

**E:** [ian.duddy@colliers.com](mailto:ian.duddy@colliers.com)



25 Talbot Street,  
Belfast,  
BT1 2LD

**T:** 028 9024 1500

**[www.colliers.com](http://www.colliers.com)**