



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.



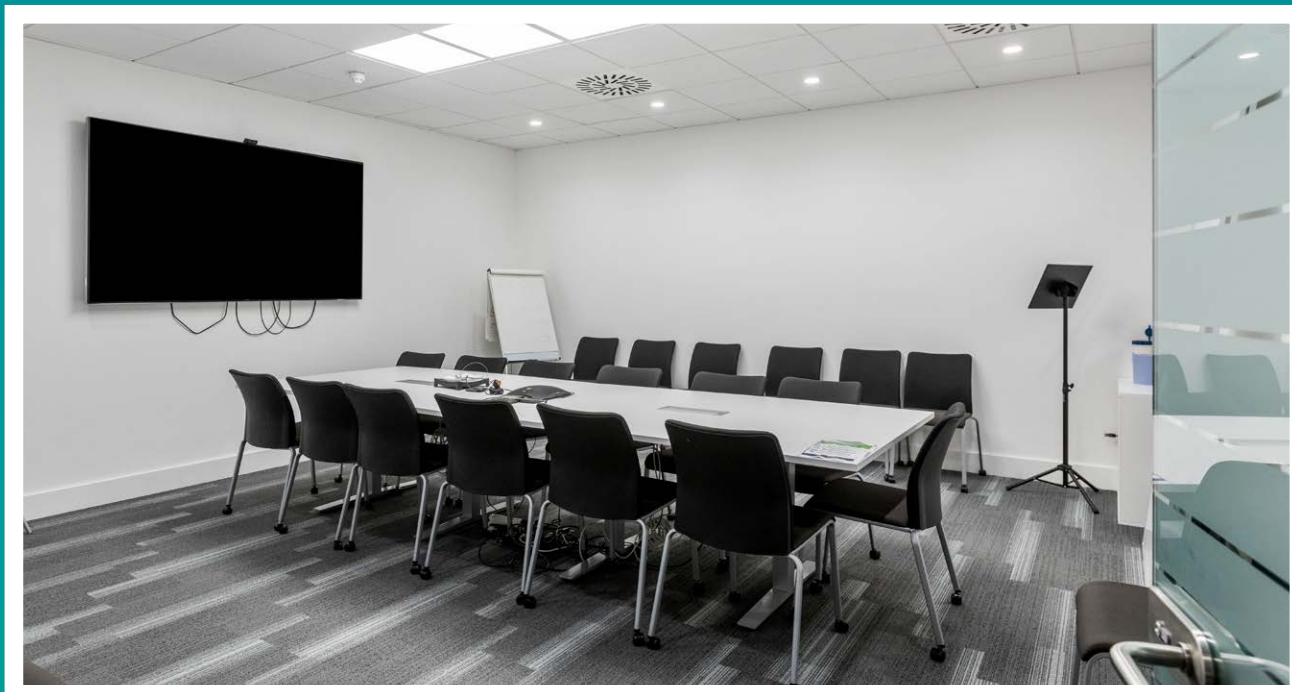
DESCRIPTION

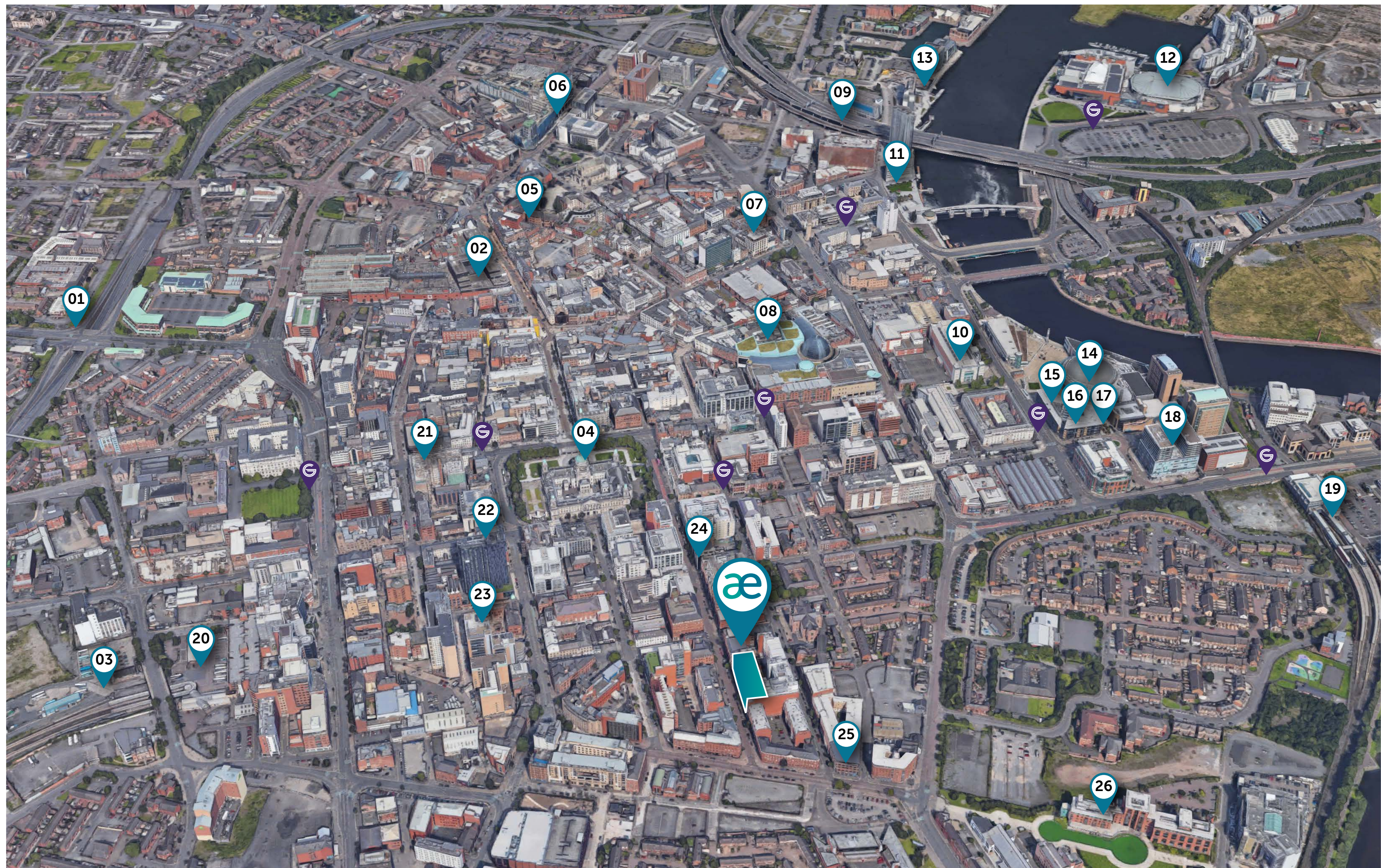
Adelaide Exchange is a modern Grade A office development. The property provides for a total of 144,000 sq ft of Grade A specification offices arranged over ground and 8 upper floors.


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 planned.





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



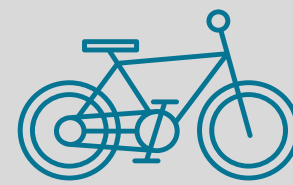
CCTV and on-site security



City centre location



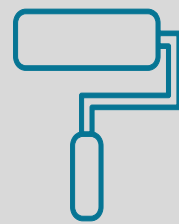
180 Basement car park spaces



Bike storage



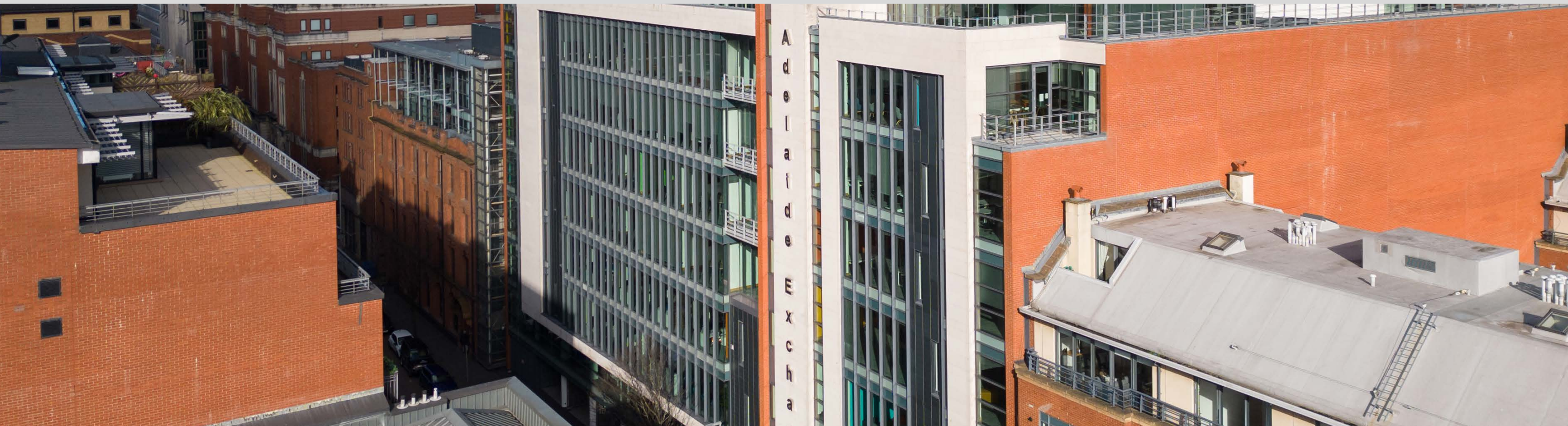
Showers



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

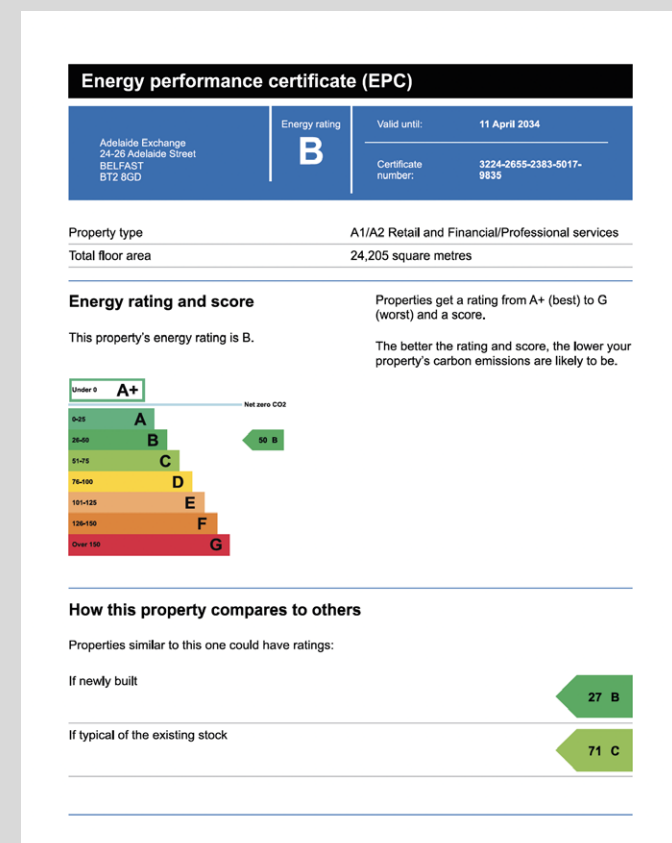
RATES

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



Energy performance certificate (EPC)

Address: Adelaide Exchange, 12-20, Adelaide Street, BELFAST, BT2 8DQ	Energy rating: B	Valid until: 11 April 2034
		Certificate number: 3226-955-235-9017-993

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 24,205 square metres

Energy rating and score
This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:

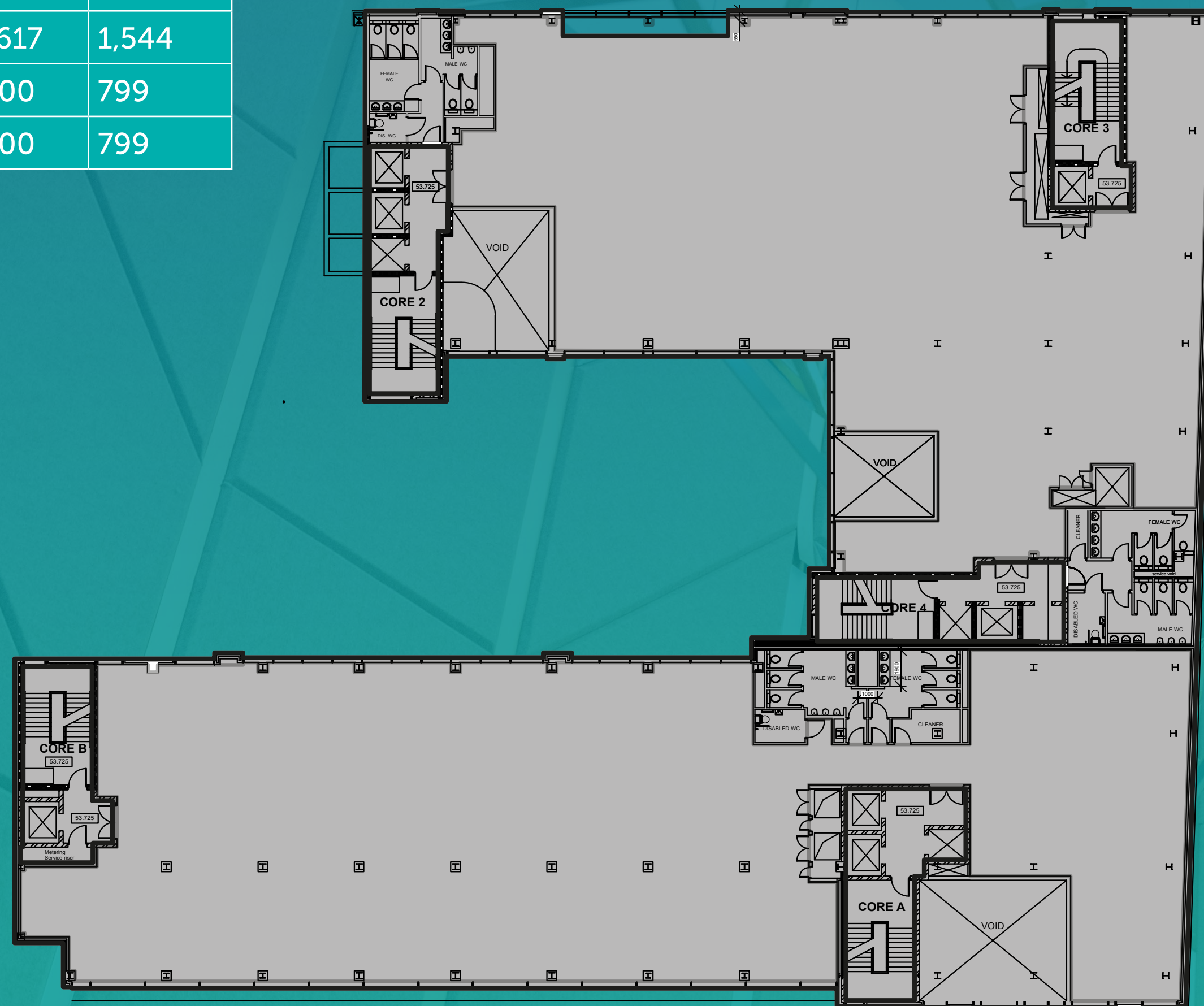
If newly built	27 B
If typical of the existing stock	71 C



ACCOMMODATION

FLOOR	Sq ft	Sq m
Ground	3,157	293
First	16,617	1,544
Fourth	8,600	799
Fifth	8,600	799

1ST FLOOR PLAN



4 & 5TH FLOOR PLANS



VIEW TEST FITS
via CBRE Plans

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