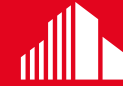


# To Let

Excellent Prime Grade A Office Accommodation  
**Centrepoin, Bedford Street, Belfast**



**CUSHMAN &  
WAKEFIELD**



**McCOMBE  
PIERCE**



# To Let

## Centrepont, Bedford Street, Belfast



### Location

Belfast is the Capital of Northern Ireland being the principal administrative, commercial, cultural and educational centre for the region.

The City offers excellent transport links to the rest of the UK and Europe beyond with the two main airports offering daily international and domestic flights as well as bus and rail services linking Belfast with Dublin being the Capital and main administrative hub in the South of Ireland.

The two cities are only 1hr 30mins apart by road.

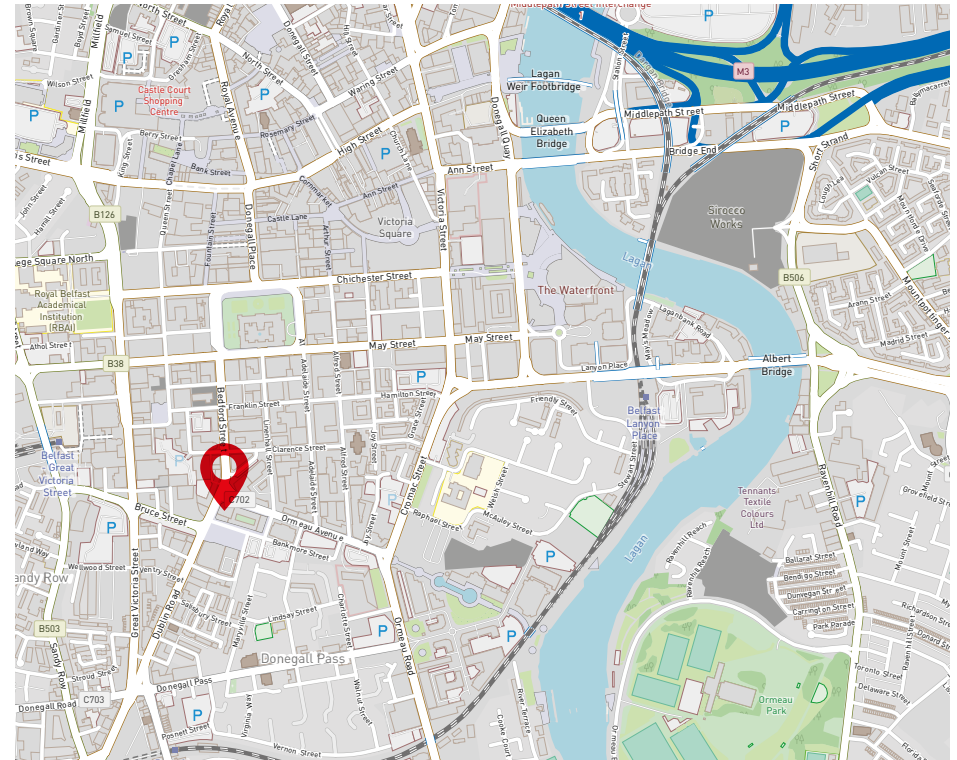
Centrepont occupies an extremely prominent location at the junction where Ormeau Avenue meets Bedford Street some 300m from Belfast City Hall on Donegall Square.

Bedford Street is now viewed as being the premier office location in Belfast City centre boasting such great tenants as Deloitte, Aecom, Arup, BBC, Invest NI and Ernst and Young.

Bedford Street is one of the main arterial routes in and out of the City linking the busy and bustling City Centre with the leafy suburb of Malone and the vibrant University Area encompassing the Queens University Campus.

Centrepont is located within a 5 min walk to the Great Victoria Street Bus and Rail station which is soon to be redeveloped into the new super Weavers Cross Transport Hub which will link Belfast with the whole of the province and into the South of Ireland.

Centrepont occupiers include corporate tenants Clyde & Co, The Financial Times, Close Brothers Commercial Finance, Slice Technology and RTE.



## To Let

# Centrepont, Bedford Street, Belfast



### Description

Centrepont is a 10 storey modern office building completed to the highest of standards approx 10 yrs ago and still offers excellent Grade A office accommodation.

The building is accessed off Ormeau Avenue by way of an automated entrance door into a double height entrance lobby with a manned feature reception area.

The available space extends to approx 6,900 sq ft in total but can be split and is available on a floor by floor basis of 3,450 sq ft each. The offices are Grade A specification and finished as below:

- Plastered and painted walls
- Suspended ceilings with integrated lighting
- Raised access computer floors with carpet floor covering
- Electric power distribution and floor boxes insitu
- Finished floor to ceiling height of 2.75m
- Individual ventilation, comfort cooling / heating per floor with heat recovery
- Intruder alarm interface to each floor
- Integrated fire alarm system
- Audio/visual access control system
- 2 passenger lifts
- Male/female toilet facilities
- Shower and accessible facilities



# To Let

## Centrepoint, Bedford Street, Belfast



### Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
7th Floor	3,450	320
8th Floor	3,450	320
<b>Total</b>	<b>6,900</b>	<b>640</b>

### Lease Details

Term: By negotiation, subject to a minimum 5 year term.  
Rent: On application.  
Repair & Insurance: Full repairing and insuring terms.  
Service Charge: Levied to cover external repairs, maintenance, management and security of the common areas. Amount to be confirmed.

### NAV

The NAV of the property is to be reassessed.  
Rates payable currently of approx. £10/sqft.

### VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which is chargeable.

### EPC

7th Floor - B50  
8th Floor - C57

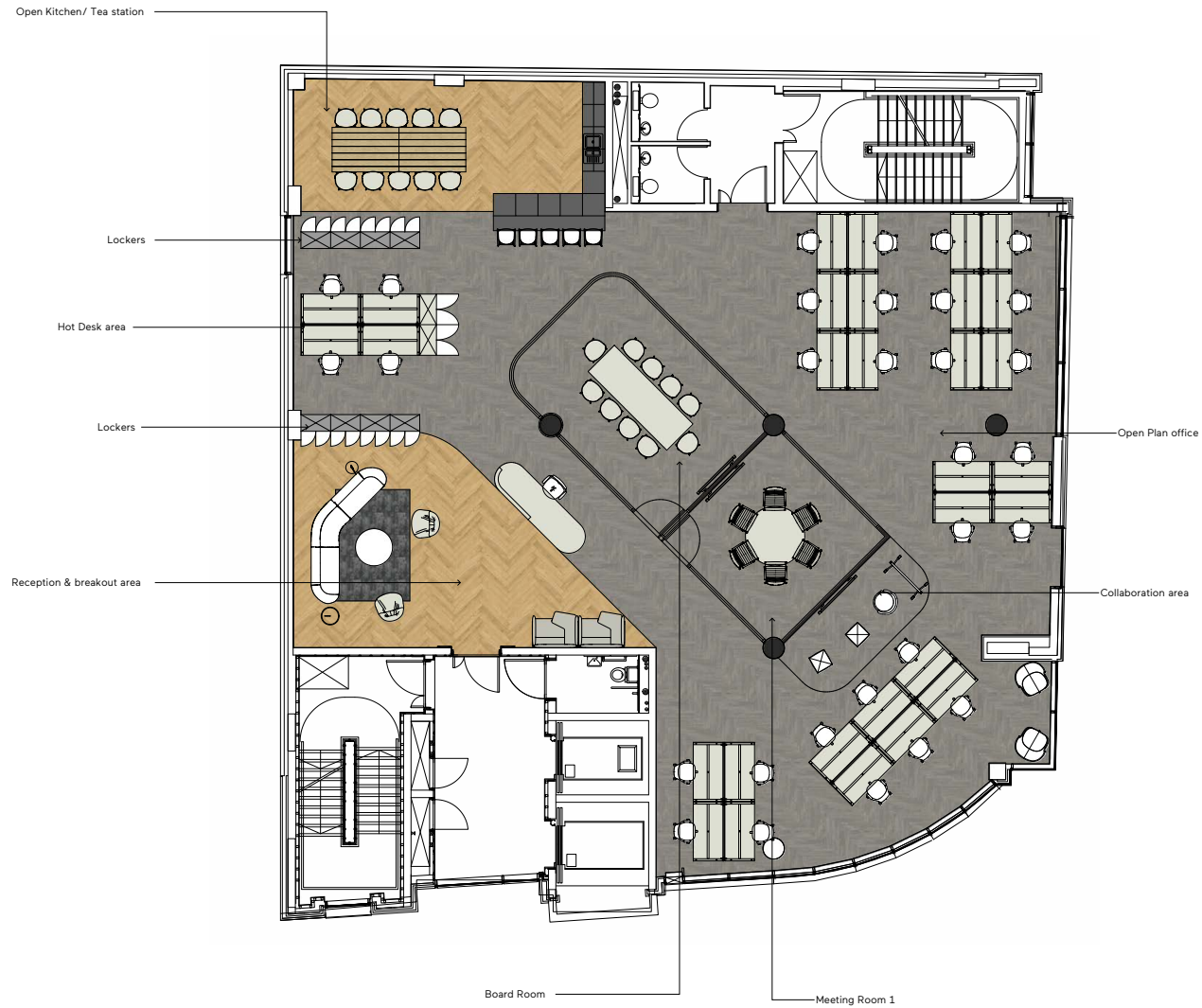


**To Let**  
Centrepoint, Bedford Street, Belfast



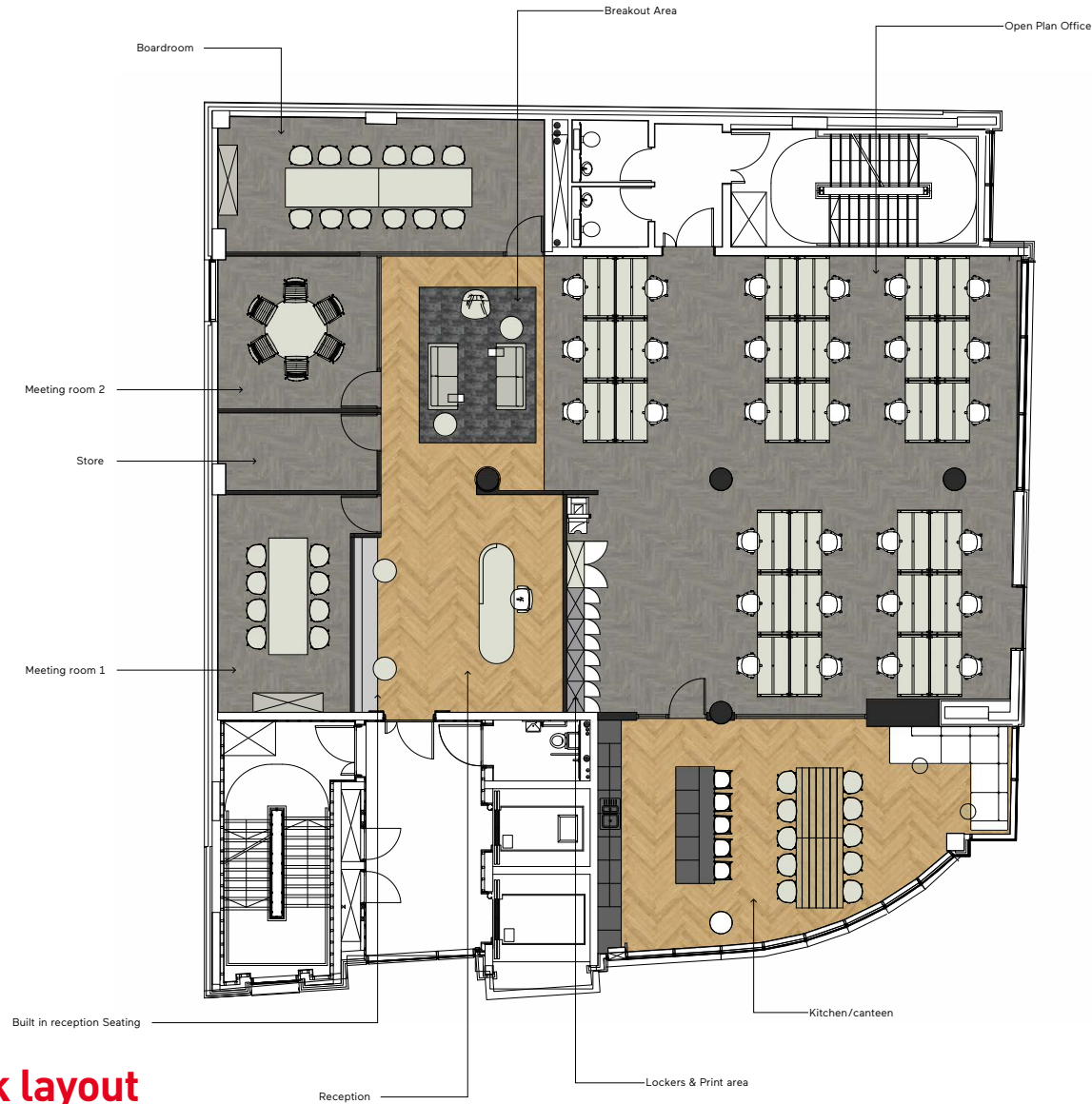
**Example floor**

**To Let**  
Centrepoint, Bedford Street, Belfast



**Example desk layout**

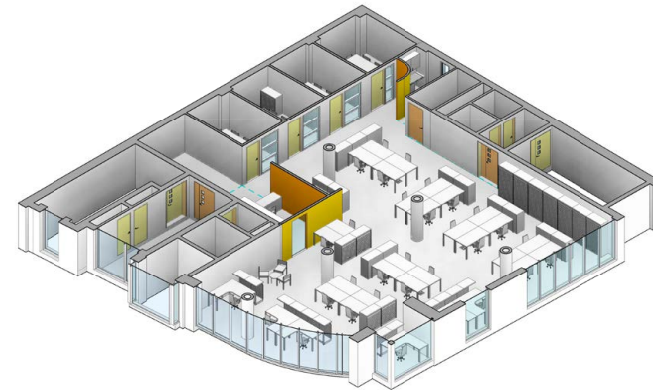
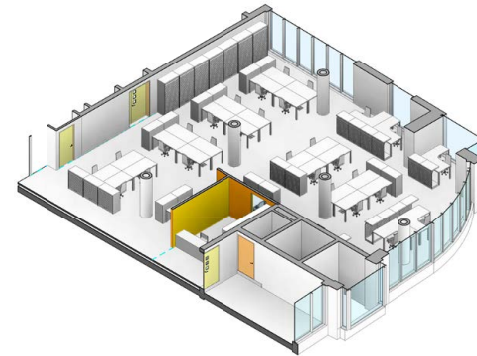
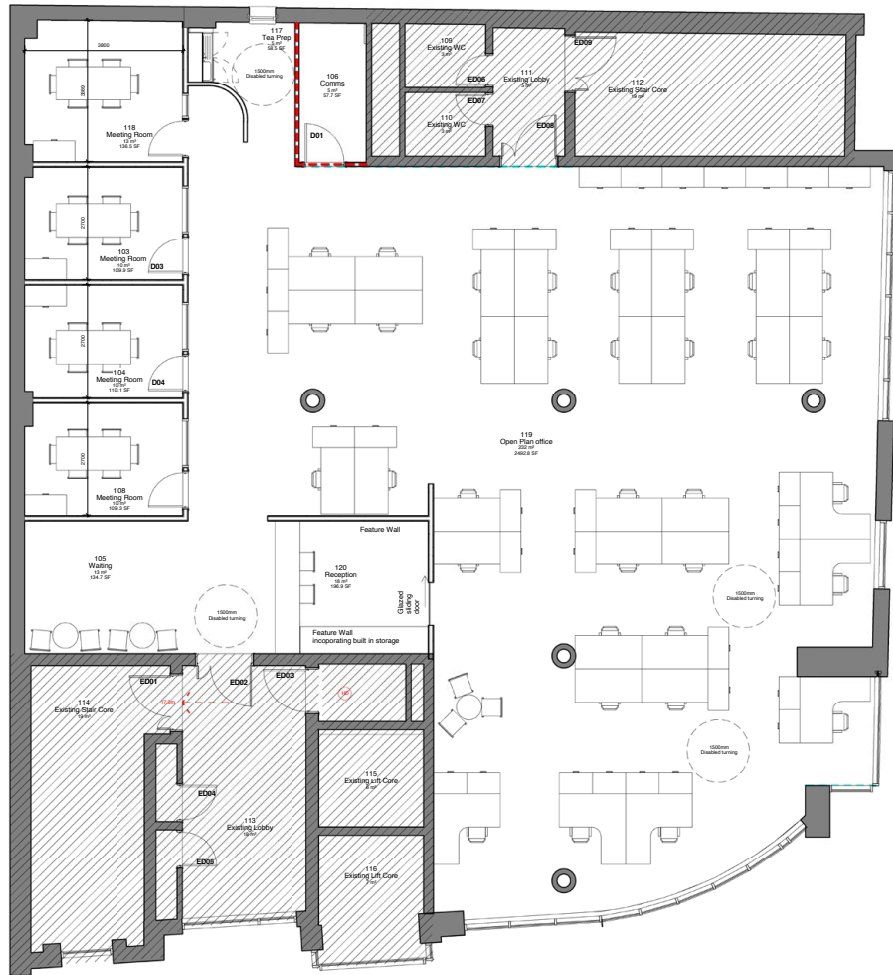
**To Let**  
Centrepoint, Bedford Street, Belfast



**Example desk layout**

# To Let

## Centrepoint, Bedford Street, Belfast



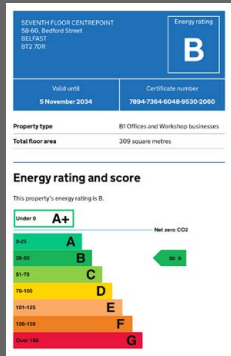
**Existing 8th Floor**



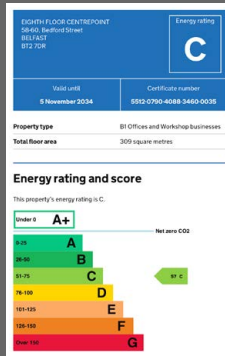
**To Let**  
Centrepont, Bedford Street, Belfast



## EPC



7th Floor



8th Floor

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