

TO LET

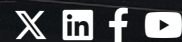
FULLY FITTED & FURNISHED PRIME GRADE A OFFICES 6,942 SQ FT (645 SQ M)



1ST FLOOR, 2-10 EAST BRIDGE STREET, BELFAST, BT1 3NQ



www.osborneking.com



028 9027 0000

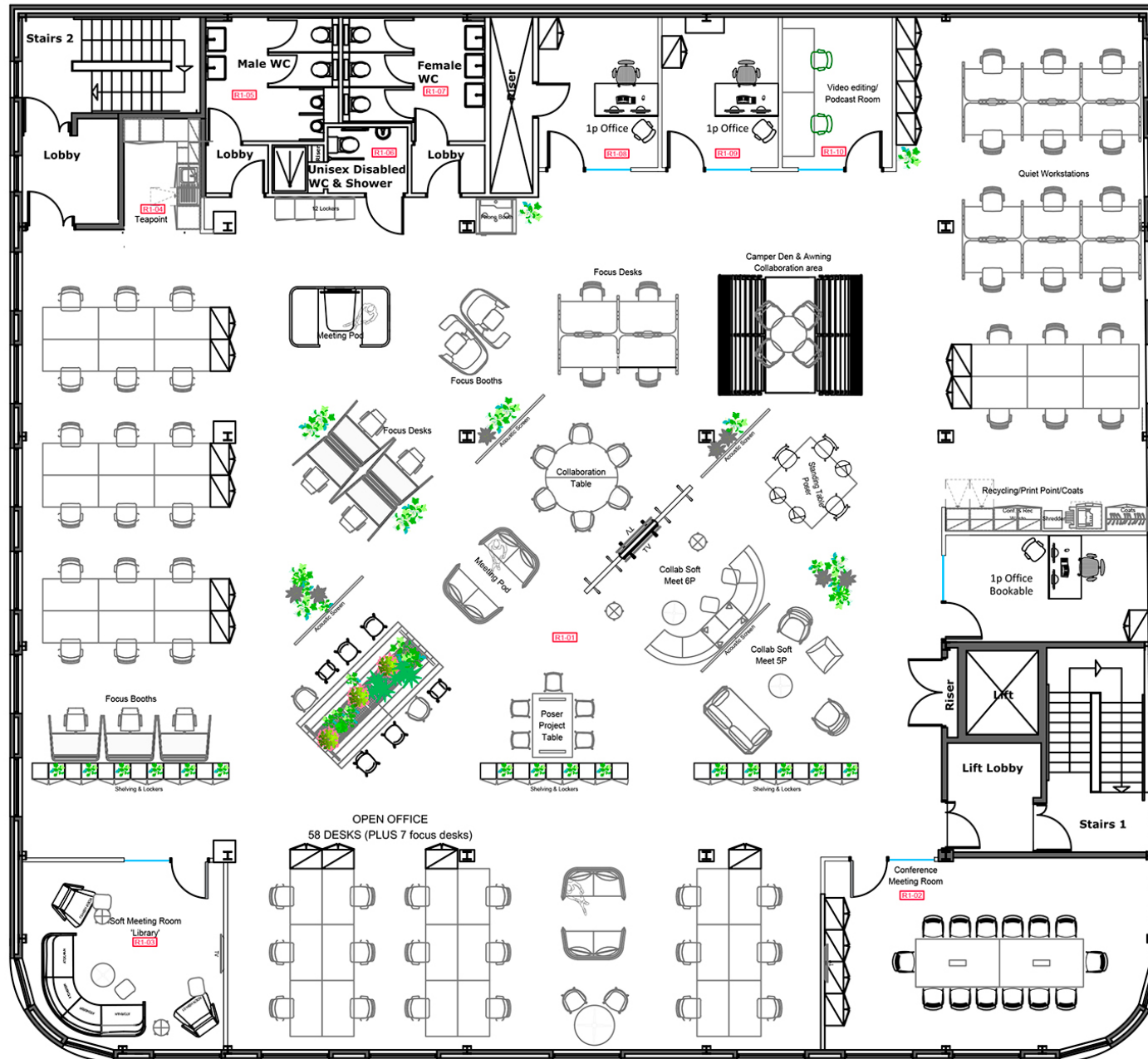
NEXT

Overview

The 1st floor has been fully refurbished and fitted to the highest standard offering a fully fitted and furnished space which is ready to walk into. The existing fit out is of exceptional quality and offers an incoming tenant a ready made solution with minimal set up cost.

- Open plan floor plate of 6,942 sq ft with light on 3 sides
- Building EPC A
- Fully fitted and furnished suite
- Currently laid out for c. 65 desks, 4 individual offices and 2 large meeting rooms including board room
- Superb range of informal meet up and collaborative space
- Dedicated kitchen
- Dedicated WC's with shower







Lease Terms

On application.

Rates

We have been advised by the Land and Property Services of the following rating information:

Rate in £ for 2024/25 is: £0.599362
Estimated rates payable: £8.00 per sq ft

Service Charge

£5.20 per sq ft

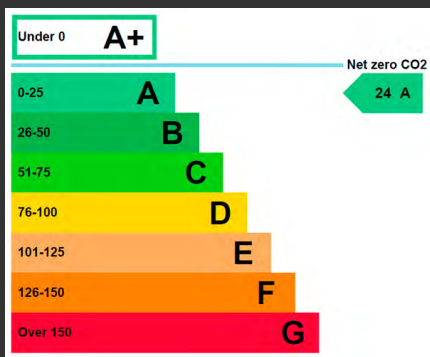
Anti-Money Laundering

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





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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MISREPRESENTATION ACT 1967

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CUSTOMER DUE DILIGENCE

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/uksi/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.