

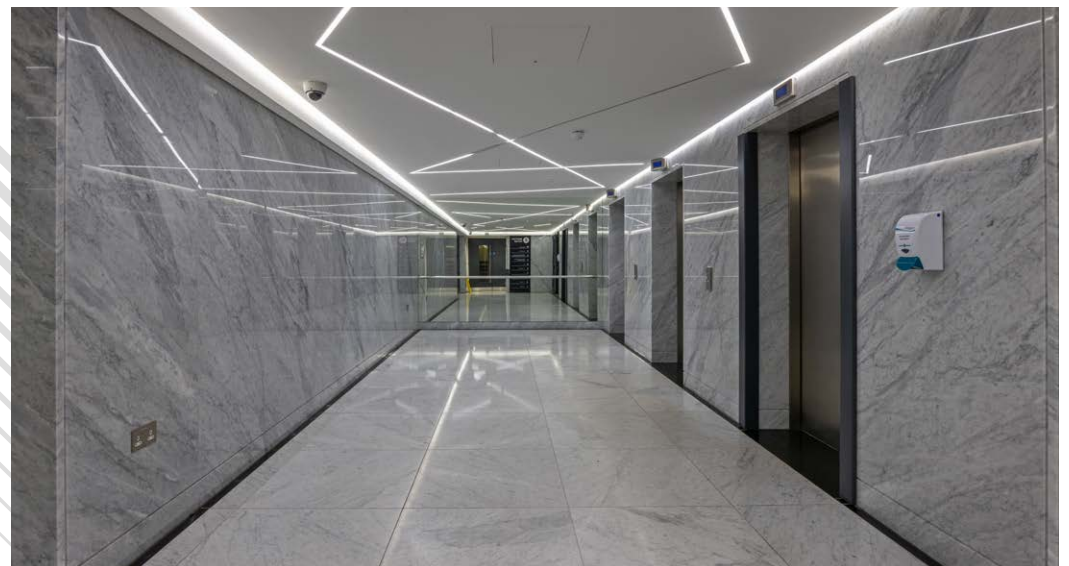
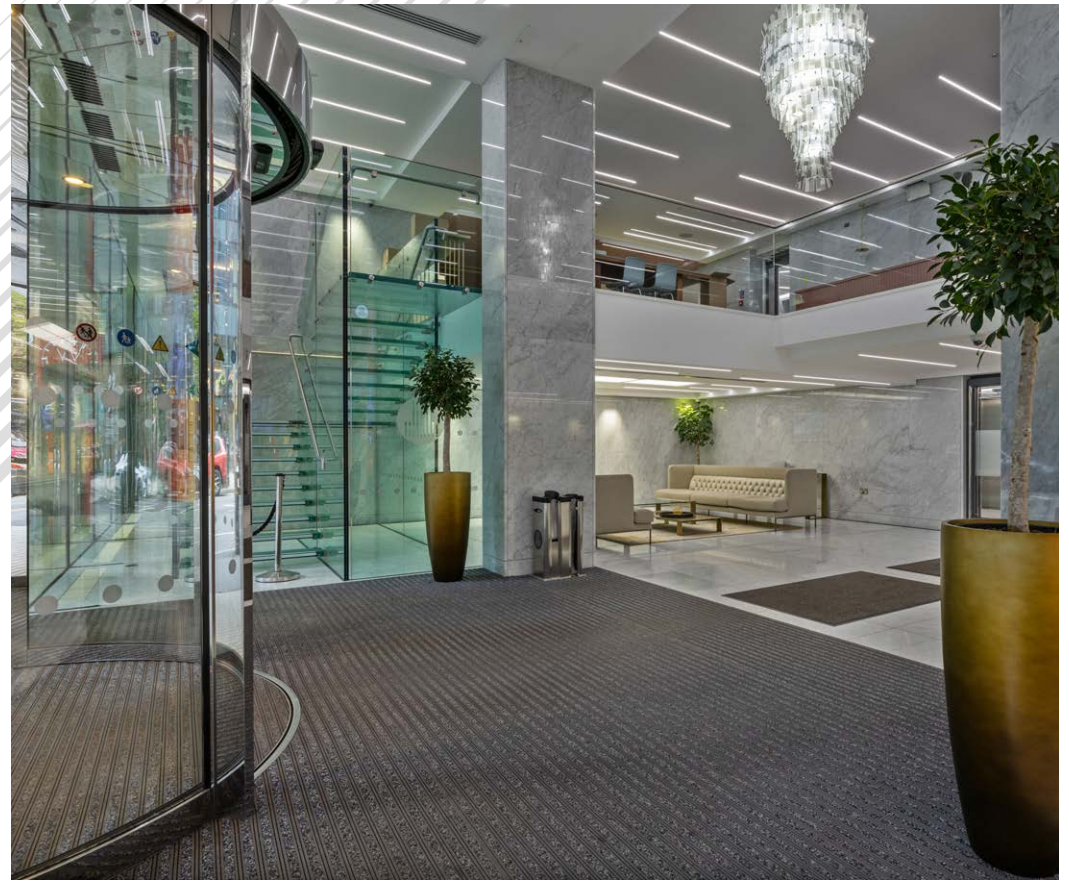
BEDFORD HOUSE

TO LET
8TH FLOOR, BEDFORD HOUSE

16-22 Bedford Street, Belfast, BT2 7FD

Fully Fitted and Fully Furnished Office Suite of approx. 3,200 sq ft





LOCATION & CONNECTIVITY

Belfast is the capital of Northern Ireland and is ranked the 12th largest city in the United Kingdom and the 10th largest conurbation. The city is located approximately 105 miles north of Dublin and 70 miles south east of Derry/Londonderry.

Belfast has an excellent communications network. The M2 motorway provides access to the north towards Antrim and Derry/Londonderry and the M1 motorway provides access to the south and west of the province towards Lisburn and Dublin.

The city benefits from four railway stations and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, George Best Belfast City and Belfast International, provide access to all major UK and international locations including America and mainland Europe.



1HR 30
DRIVE TIME
TO DUBLIN



1HR
FLIGHT TIME
TO LONDON



1HR 50
BELFAST TO
DUBLIN TRAIN



2 HR 15
FERRY CROSSING
TO SCOTLAND



DESCRIPTION

The suite is approx. 3,200 sq ft in total, split to include a reception, desking for 12 staff on the open floor, a kitchen, 5 large executive suites and a board room.

Internally, the suite is fully fitted and finished to the highest standard throughout, to include:

- **Raised access flooring with a mix of carpet and ceramic floor tiles**
- **Suspended ceiling with recessed and strip LED lighting throughout**
- **Glazed meeting rooms and offices**
- **Access control system**
- **Reception with waiting area**
- **Boardroom**
- **Large executive suites**
- **Open plan space providing a further 12 desks for staff**





FURTHER DETAILS

For further information on the suite, please contact the joint agents.

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