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





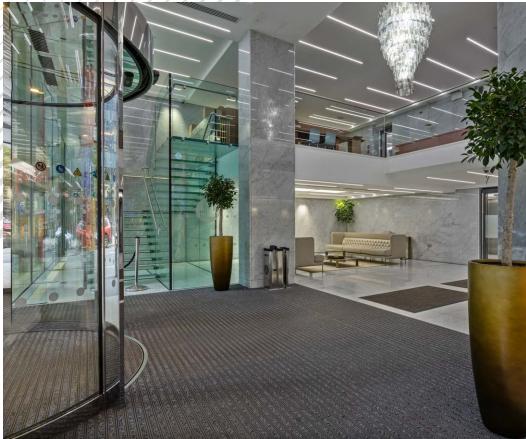


McConnell () JLL Alliance Partner











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

FLIGHT TIME TO LONDON





1HR 50 BELFAST TO DUBLIN TRAIN

FERRY CROSSING TO SCOTLAND



Dundalk



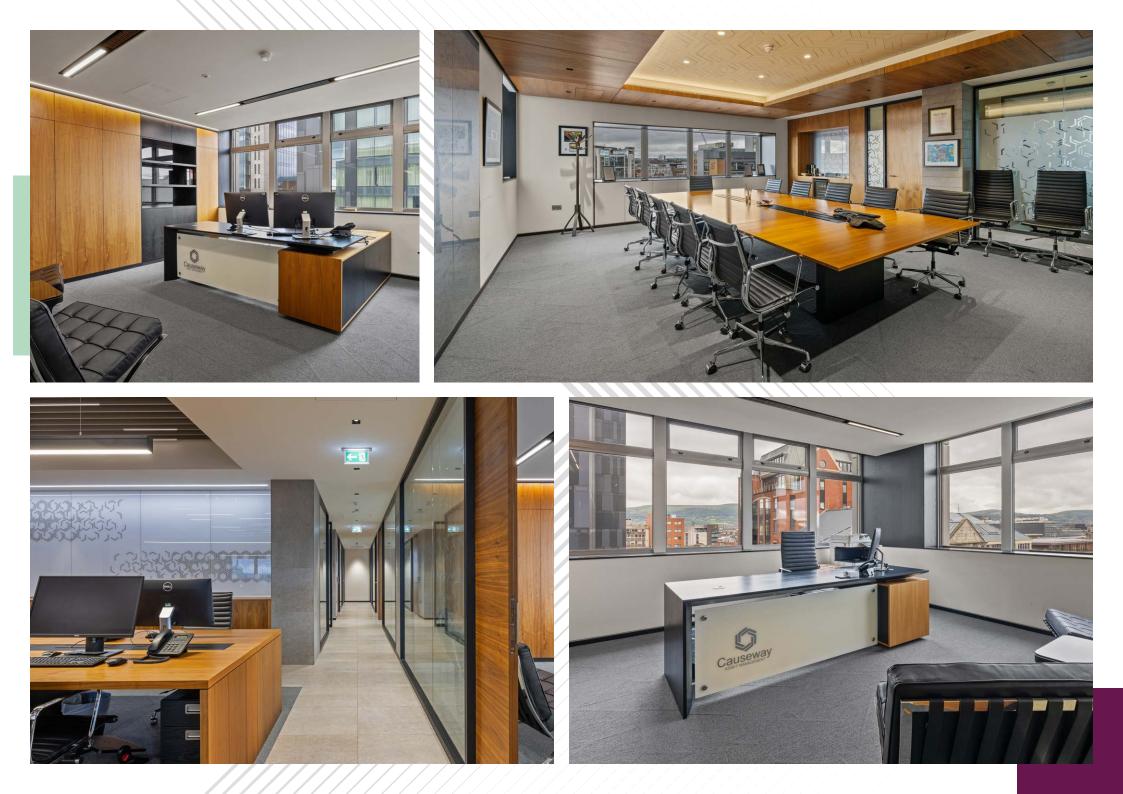
DESCRIPTION

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.

McConnell () JLL Alliance Partner

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