



NICHOLAS  
RESIDENTIAL



## 1st Floor Rochester Building 28 Adelaide Street Belfast BT2 8GD Asking price £775,000

The property comprises of a superb first floor modern office suite within a commercial and apartment block in Belfast City Centre. The first and second floor offices are accessed via a dedicated entrance to front and rear with lift and stairwell to all floors.

First floor comprises a high quality fitted out office suite of approximately 4000 sq ft. The office space is made up of bright private and communal office suites offering considerable glazed space to front and rear elevations.

Current configuration includes entrance reception area, reception lobby, large boardroom, large open plan office area, seven private offices, separate file storage rooms and WC/Shower facilities. Please see walk through video tour.

A service charge of £1628.13 per quarter is levied to cover the running costs of the common areas, including lift maintenance, cleaning, external repairs etc.

Ground rent £100 per year.

4 Car parking spaces available directly underneath the offices.

NAV of the property is shown on the Land and Property Services' website as £51,700. The commercial rate in the pound for 2023/2024 is £0.551045, so the rate liability for the current year is £28,489.02.

Perspective purchasers are advised to make their own enquiries to confirm the NAV / rates payable.

The property fronts Adelaide Street in the City Centres prime office district, occupiers in vicinity included Belfast City Council, Department of Infrastructure, HSBC Bank, BOI, Starbucks, Puregym & many other leading Belfast businesses.

The location is close to public transport, being adjacent to Metro Bus & Glider Hubs and a short distance from Grand Central Transport Centre.



## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>