



m seven
REAL ESTATE

Lambert
Smith
Hampton

CBRE



mseven
REAL ESTATE

Lambert
Smith
Hampton

CBRE

LOCATION

20 Adelaide Street is situated in the heart of Belfast's Central Business District, within a short walk of Belfast City Hall, the Law Courts, hotels, restaurants, cafés, gyms together with a wide range of private and public sector organisations.



City Hall – 3 minute walk



Glider – Glider stops within a 5 minute walk serving Titanic Quarter, East and West Belfast



Gym – next door to Pure Gym



Plane – George Best Belfast City Airport is within a 10 minute drive



Coffee – Starbucks and Caffé Nero within a 1 minute walk



Motorway – M1 and M2 motorways are accessed within 10 minutes via Westlink



Bus – Numerous Metro stops within a 5-10 minute walk



Bike – Belfast Bike Dock located within 2 minute walk



Train – 10 minute walk to Great Victoria Street and Lanyon Place Train Station



Hotel – A number of hotels are located within a 5 minute walk







THE BUILDING

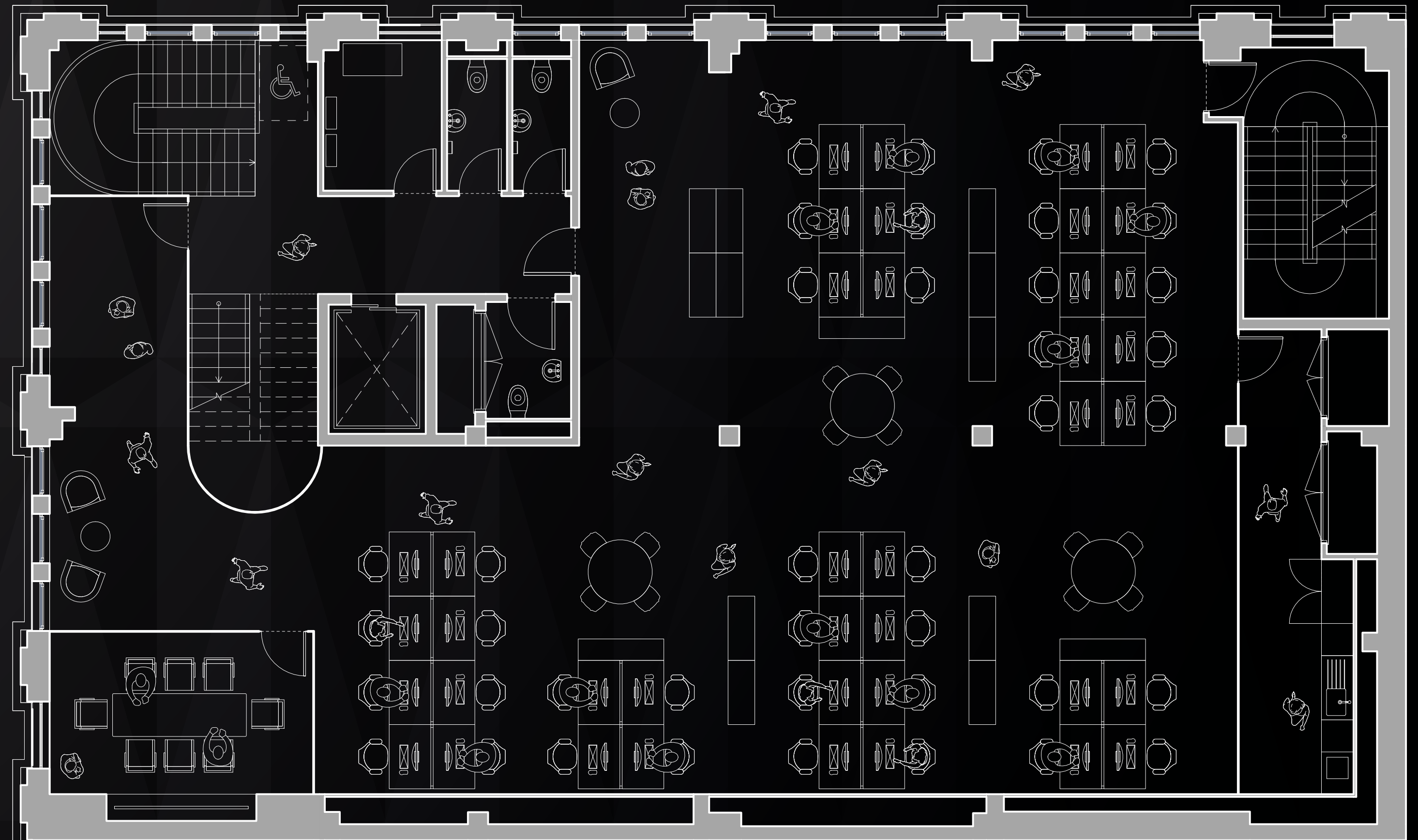
The entire property is to be substantially refurbished to create a new double height feature entrance foyer leading to office suites ranging from 2,326 sq. ft. to 19,784 sq. ft.

KEY ATTRIBUTES

- Double height glazed entrance lobby with internal feature wall
- Enclosed secure bicycle parking
- 2 No. shower rooms
- New WC's throughout
- Open plan office floors
- Raised access floor
- Air-conditioning
- LED lighting
- External terrace to sixth floor
- Excellent natural light
- Feature glazed curtain walling to ground floor reception

PLANS & ACCOMMODATION

Ground Floor	2,368 sq. ft.	220 sq. m.
First Floor	2,702 sq. ft.	251 sq. m.
Second Floor	3,132 sq. ft.	291 sq. m.
Third Floor	3,132 sq. ft.	291 sq. m.
Fourth Floor	3,132 sq. ft.	291 sq. m.
Fifth Floor	2,992 sq. ft.	278 sq. m.
Sixth Floor	2,326 sq. ft.	216 sq. m.
TOTAL	19,784 sq. ft.	1,838 sq. m.



EXAMPLE TEST FIT

ADDITIONAL INFORMATION

TERM

10 years

RENT

£20.00 per sq ft, per annum,
exclusive

RENT REVIEWS

5 yearly

REPAIRS

Effective FRI terms through a service charge. A service charge will be levied on a pro-rata basis to cover communal services, external repairs etc

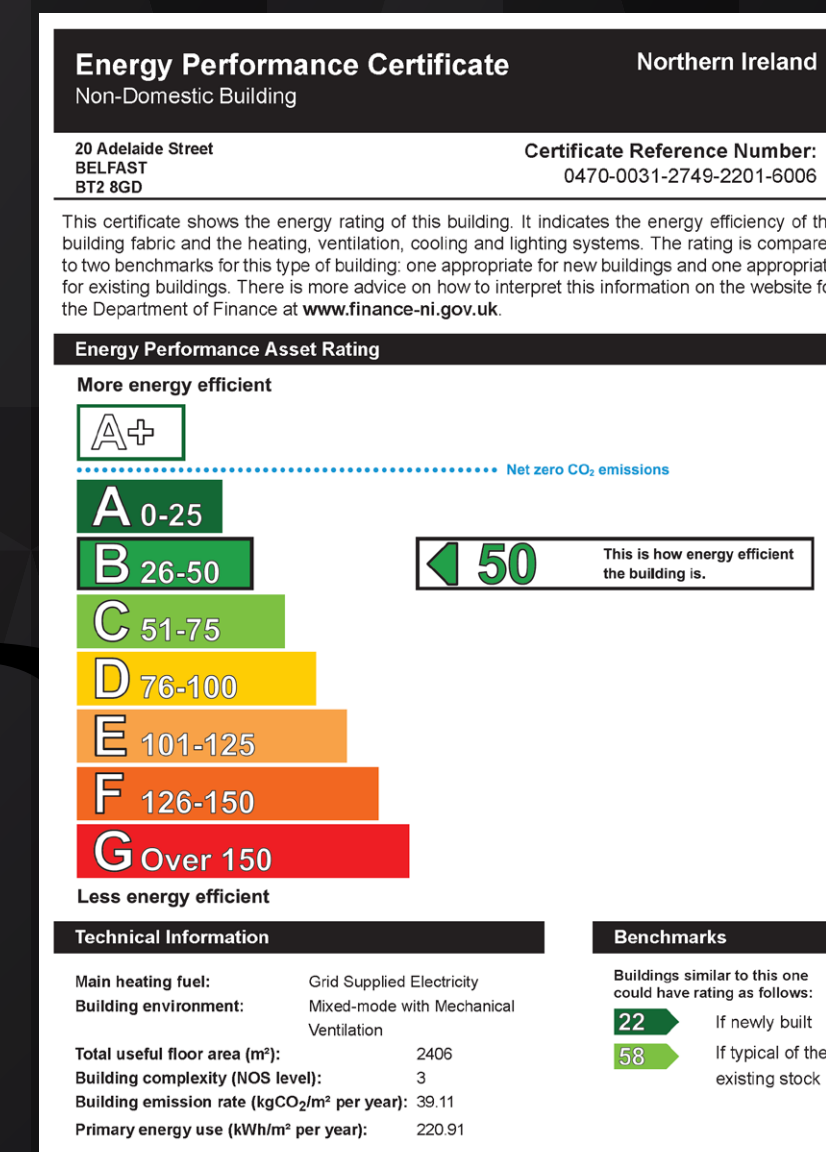
RATES

Tenant responsible for payment of rates. Property to be re-assessed on refurbishment. Estimated to be in the region of £6.00 to £6.50 per sq. ft.

VAT

The building is elected for VAT and therefore VAT will be payable on all outgoings.

EPC



CONTACT

David Wright

T: 028 9043 6745

M: 077 1168 6101

E: david.wright@cbre.com

Lisa McAteer

T: 028 9043 6753

M: 079 2018 8003

E: lisa.mcateer@cbre.com

CBRE

The Linenhall
32-38 Linenhall Street
Belfast BT2 8BG

T: 028 9043 8555

W: www.cbre.co.uk/ni

@CBRE_NI

Greg Henry

T: 028 9032 7954

M: 078 419 286 70

E: ghenry@lsh.ie

Stuart Draffin

T: 028 9032 7954

M: 077 398 824 4

E: sdraffin@lsh.ie



Clarence House
4-10 May Street
Belfast BT1 4NJ

T: 028 9032 7954

W: www.lsh.ie

@LSHtweets