

# To Let

Refurbished Grade A Office Suite c. 2,520 sq.ft  
Create\_Lab, 19-21 Bruce Street, Belfast, BT2 7JD



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## Location

Former historic industrial mill building located on the southern side of the City Hall and only 2 minutes from Belfast's new Transport Hub.

This recently refurbished former industrial mill building is located on the southern fringe of the Central Business District

The immediate locality offers a diverse mix of office, retail and hospitality uses.

The building, located only 2 minutes from the new Grand Central Station at Weavers Cross, also benefits being in close proximity to a number of major public car parks.

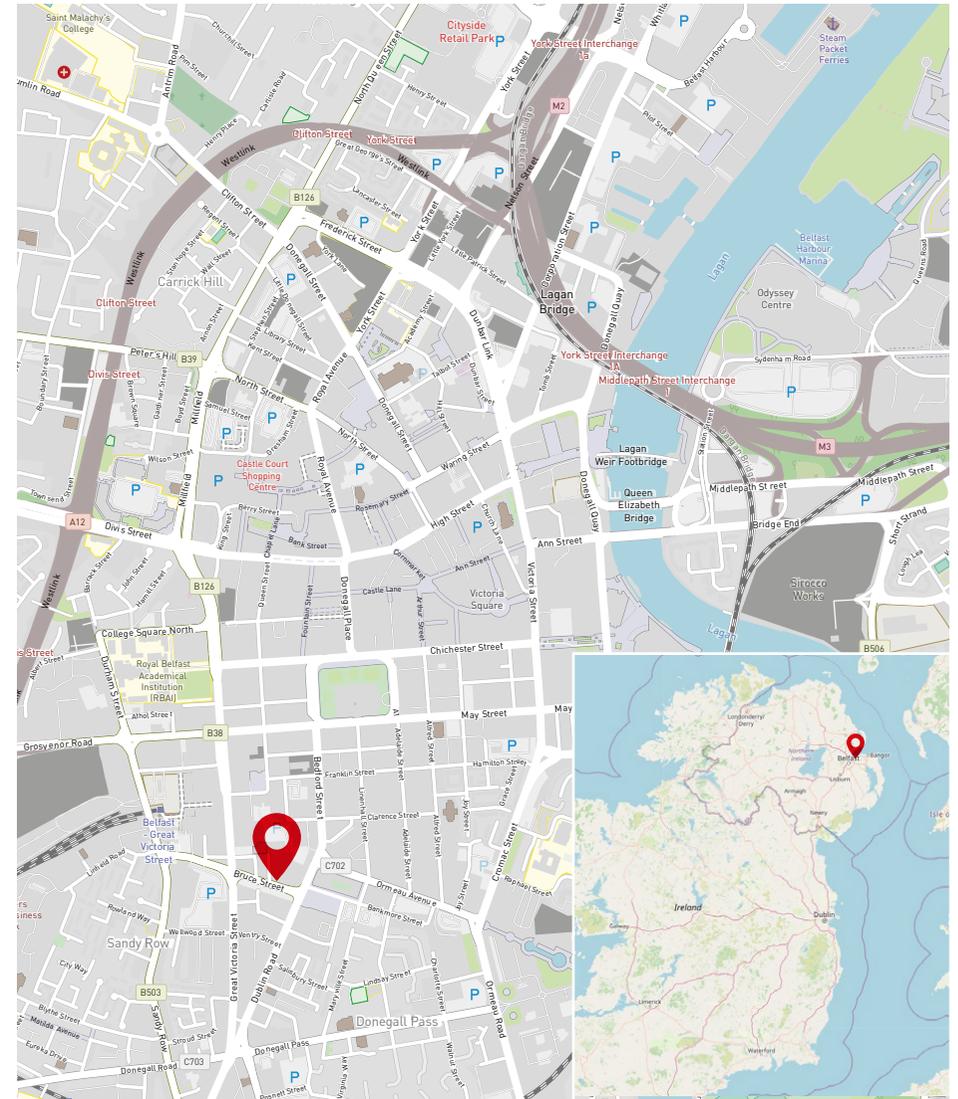
With The Glider phase 2 due to run on Great Victoria Street, the locality will be one of the most connected parts of the City.

## Description

This 4 storey former industrial mill building has been sympathetically refurbished to an extremely high standard providing excellent Grade A office accommodation.

The building offers:

- Attractive main entrance lobby
- Exposed ceilings
- Feature LED lighting
- Power distribution
- Carpet finish
- Raised access floors
- Air conditioning
- WCs
- Shower Facilities
- Door entry controls
- Kitchen area on all floors
- Lift serving all floors
- Boardroom
- 2 Meeting rooms/Private offices
- Comms room and store.



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### Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Second Floor Offices	2,520	234

### Lease Details

Term: Negotiable

Rent: On application.

Service Charge: Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior and all other costs deemed necessary in the interests of good estate management. Amount to be confirmed.

### NAV

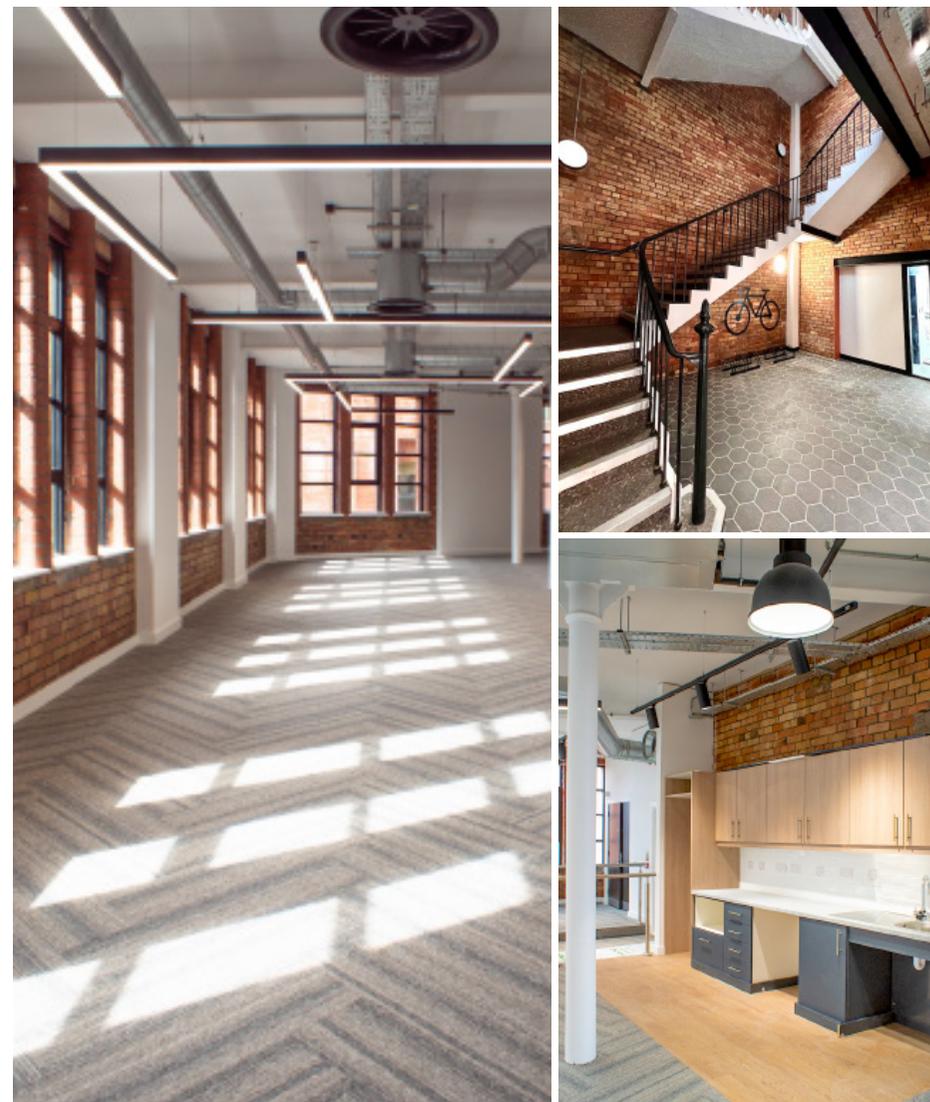
The current NAV of the subject premises is £35,300.  
Rates payable currently of approx. £21,157.49.

### VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

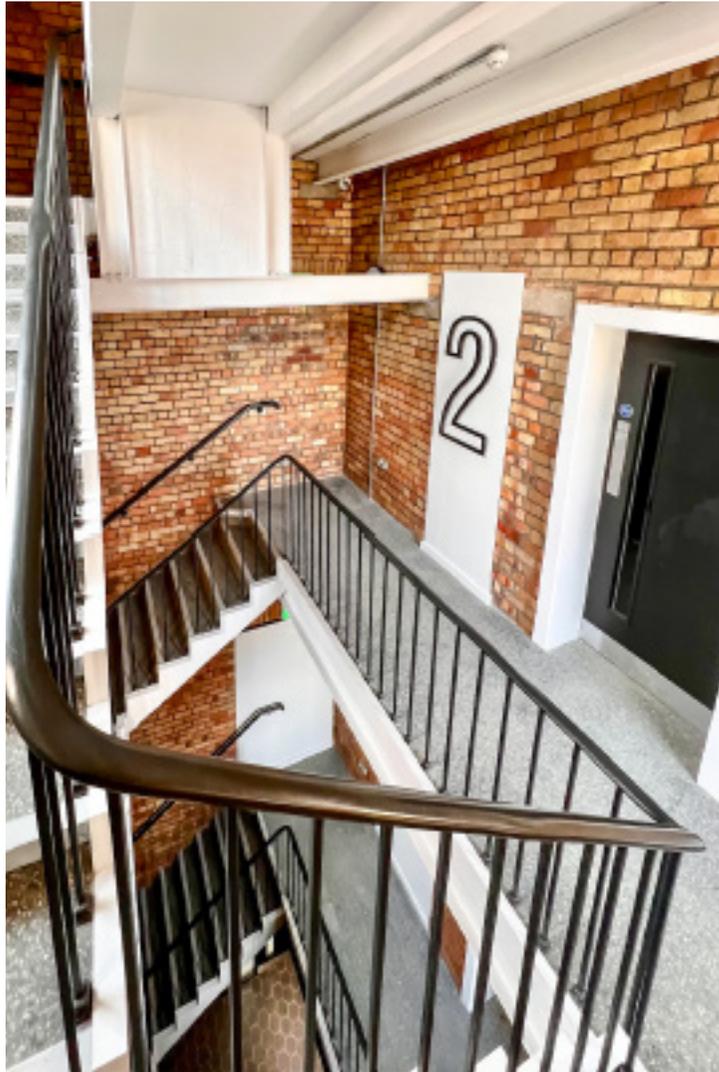
### EPC

C55.



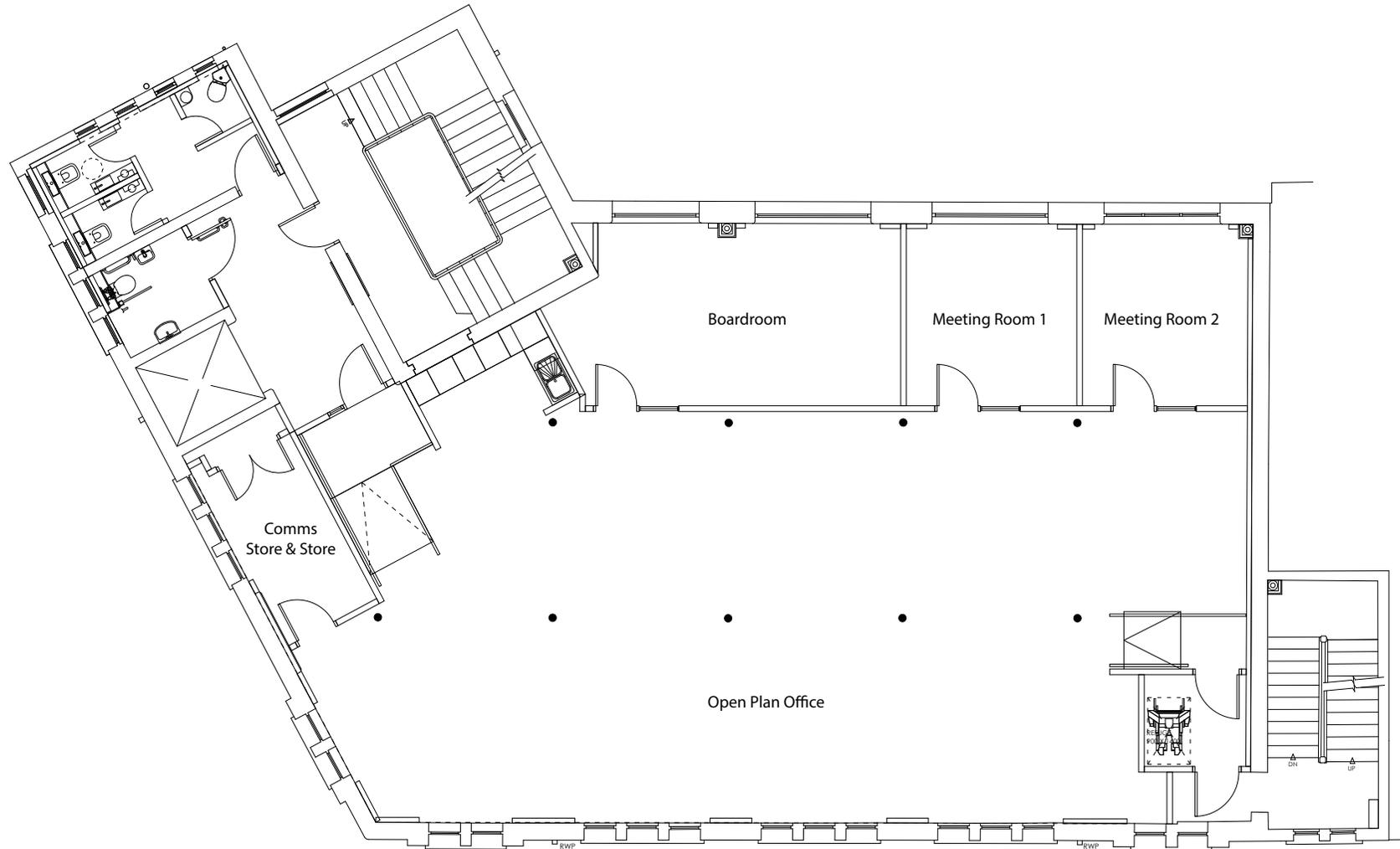
Example space

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**Create\_Lab** Before tenant fit-out

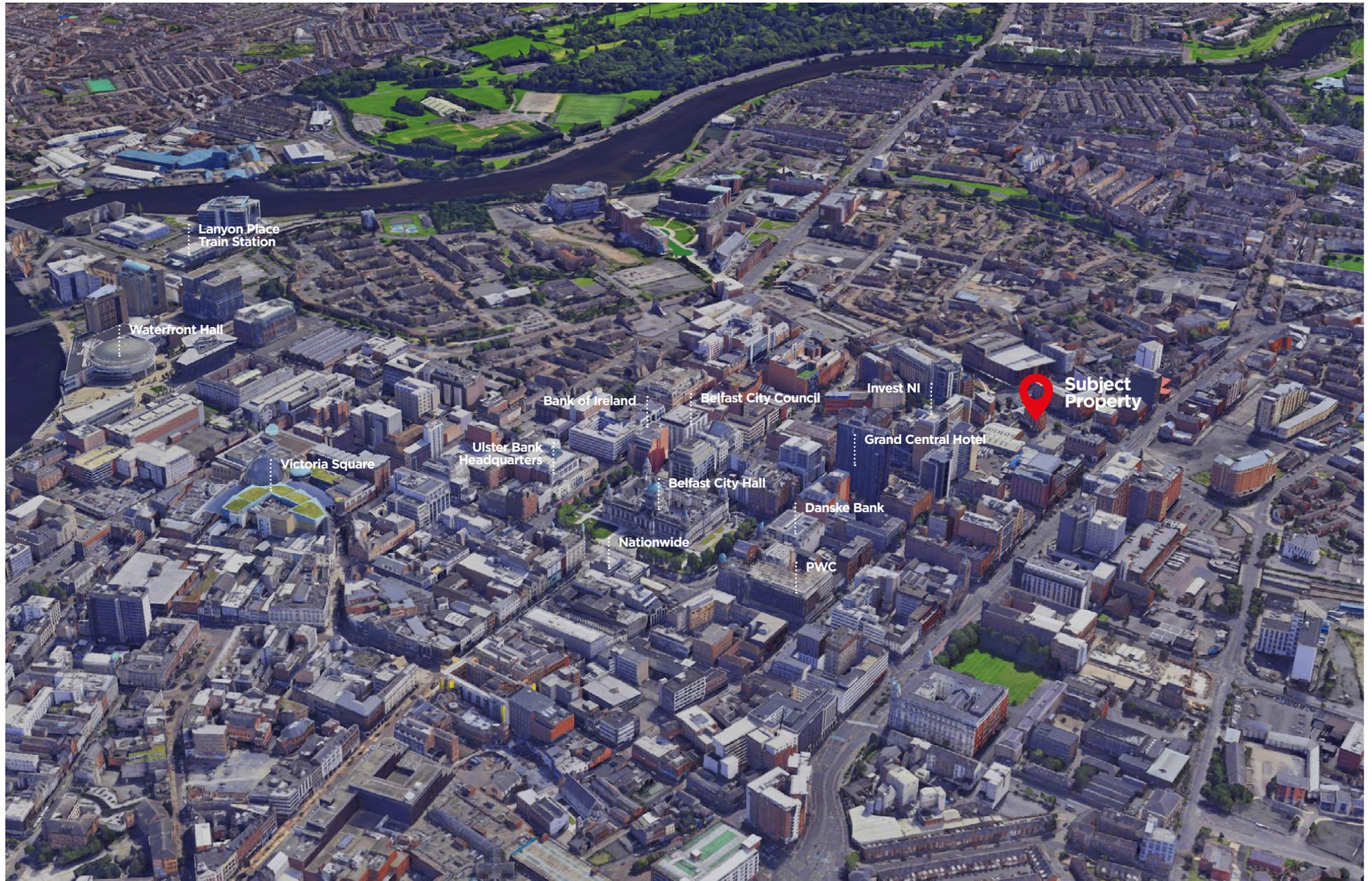
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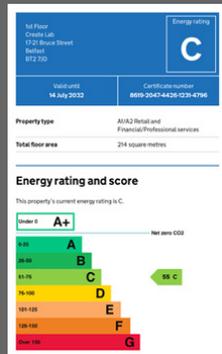
## Second Floor Plan - Current Layout

Not To Scale. For indicative purposes only.

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## EPC



### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

For more information, please contact joint agents:

#### Robert Toland

079 8074 0270

[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

#### Mark Riddell

07920 186523

[mark.riddell@cushwake-ni.com](mailto:mark.riddell@cushwake-ni.com)



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