



**For Sale or To Let**

**28 Adelaide Street, Belfast BT2 8GD**

2nd Floor Offices - Rochester Building

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**AVISON  
YOUNG**

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## Location

Rochester Building is located within the Linen Quarter and at the heart of Belfast's prime office district, being within a short walk of Belfast City Hall and within close proximity to the city centre's retail, hospitality and leisure outlets. The location affords excellent proximity to Belfast's main transport hub at Great Victoria Street Bus and Rail Station and the Metro Bus Terminus at City Hall.

Rochester Building is within close proximity to major employers including BBC, Liberty IT and Belfast City Council as well as city centre hotels including Premier Inn and The Clayton Hotel.

## Description

Rochester Building comprises part of a purpose-built mixed-use development of offices over Ground, First and Second Floors and residential apartments (Central Park) on the upper floors overlooking an attractive central courtyard.

The available accommodation comprises a fully self-contained 2<sup>nd</sup> Floor office suite with access directly from Adelaide Street via a dedicated entrance foyer/lift lobby leading to the upper office floors only.

The building specification highlights are as follows:-

- Attractive external elevations with extensive glazing providing high levels of natural light
- Balconies to both elevations
- Dedicated reception foyer for Rochester Building
- 8 person passenger lift
- Camera Intercom System + Intruder Alarm
- Full access raised floor + floor boxes
- Suspended ceilings + recessed fluorescent lighting
- New carpet tiling
- Double glazing
- Gas-Fired central heating via perimeter radiators
- Kitchenette facility
- Mainly open plan + 2 x Meeting Rooms + Reception
- Self-contained Male/Female + Disabled wc's
- Fully redecorated throughout

## Floor Area (NIA)

Floor	Sq ft	Sq m
Second Floor Offices	3,785	352

## Price

Offers in region of £585,000

## Lease Terms

- Term:** By Negotiation
- Rent:** Upon Application
- Repairs:** Full repairing terms via service charge
- Service charge:** A service charge will be levied to cover the cost of repairs/ maintenance, upkeep and cleaning to the common parts etc.
- Insurance:** The tenant will reimburse the landlord with a fair proportion of the insurance premium.

## Business Rates

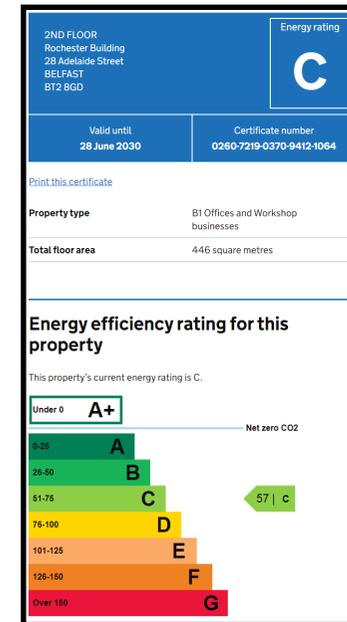
We understand that the property is assessed as follows:

- Rateable value:** £56,900
- Rate Pounding (2023/24):** £0.572221
- Rates Payable:** £32,560 approx.

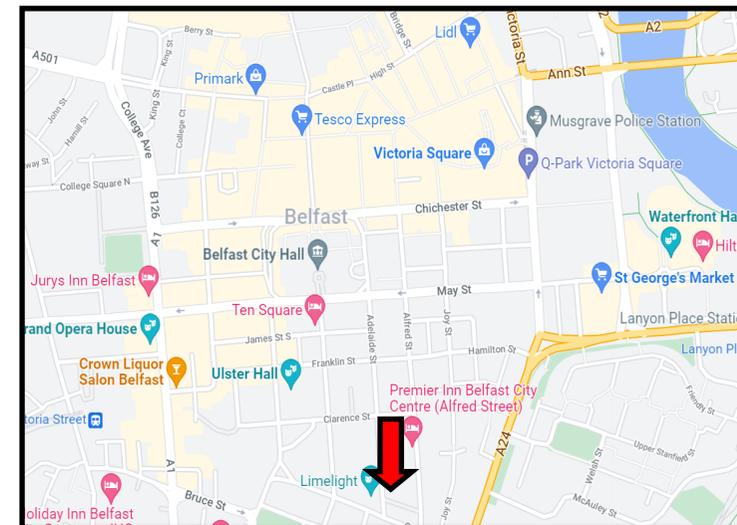
## VAT

VAT if applicable will be charged at the standard rate.

## EPC



## Location Map





**If you would like to know  
more please get in touch.**

**Jago Bret**

Principal  
+44 (0)28 9031 6121  
+44 (0)7903 806967  
Jago.bret@avisonyoung.com

**James Nelson**

+44 (0)28 9031 6121  
+44 (0)7403 821012  
James.t.nelson@avisonyoung.com

**028 9031 6121**  
avisonyoung.co.uk/ni

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Third Floor, Rose Buildings, 16 Howard Street, Belfast BT1 6PA

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