



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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OFFICES



FOR SALE or TO LET

Self Contained Office Building

**19 Bedford Street
BELFAST
BT2 7EJ**



**A Rare Opportunity to Acquire a Modern
Self-Contained Office Building in the Heart
of Belfast's Central Business District**

Approx. 15,688 Sq Ft

**Over Ground and Four Upper Floors
Suitable for Single or Multiple Occupation**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
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Belfast is the capital and largest city in Northern Ireland with an urban population estimated at 333,000 and over 600,000 in the wider Belfast Metropolitan Area.

The city has witnessed something of a renaissance in recent years with considerable inward investment in the technology, financial & legal services, and hospitality sectors.

Northern Ireland is flagged as the UK's most attractive region for Foreign Direct Investment, and has become a leading global location for financial services investment.

The Province is ranked as the top destination for FinTech development, and the top city in Europe for software development projects.

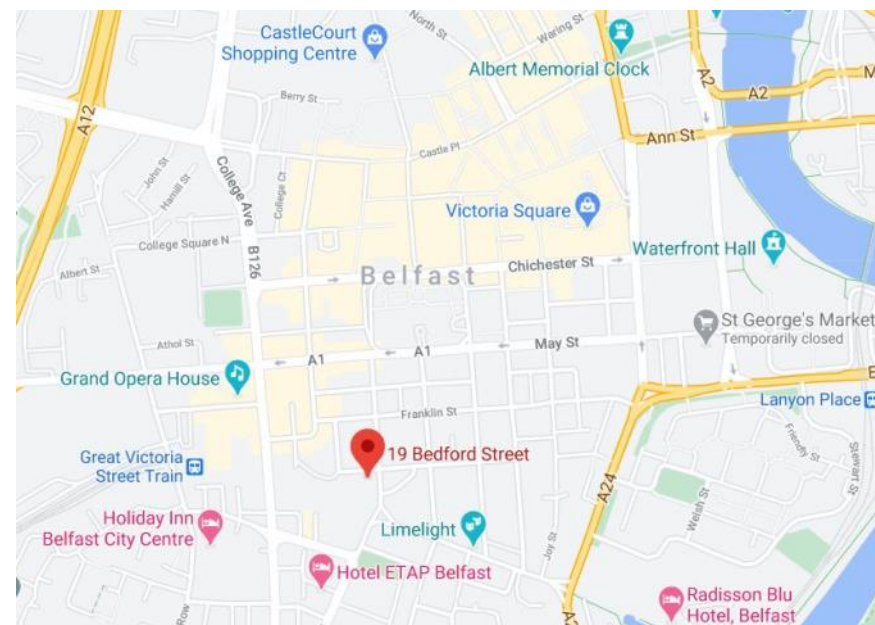
Belfast is well served by public transport. Two airports: Belfast City located just 3 miles from the city centre, has short-haul routes throughout the UK; and Belfast International is 17 miles / 25 minutes by motorway. Two major rail stations and an efficient bus network are supplemented by the Belfast Rapid Transport Glider Service, which links the city centre with East and West Belfast and Titanic Quarter.

Bedford Street is without doubt the best of the three major streets within Belfast's Central Business District - home to the Grand Central Hotel; Bedford House; Bedford Square; The Ulster Hall and the Invest NI Headquarter building adjacent to the subject.

19 Bedford Street is a highly prominent five storey property, currently occupied by Deloitte which is moving to its new HQ at Bedford Square. The property is available with vacant possession and will be of obvious interest to occupiers and investors alike.

19 Bedford Street is conveniently located within the Linen Quarter just behind City Hall and within easy walking distance of the main shopping district. There are numerous restaurants, pubs and coffee shops in the immediate vicinity.

Transport connections are excellent with the Glider and Metro Buses stopping at nearby Donegall Square; and the main Northern Ireland Railways and Ulsterbus Terminal (soon to be Belfast's main Transport Hub) minutes away on Great Victoria Street.





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ACCOMMODATION

The building is currently self-contained and ideal for a single occupier HQ, but could easily be adapted for multi occupancy.

The ground floor is presently laid out as Reception and a Suite of 7x Meeting and Conference Rooms, kitchen, store and ladies & gents WCs

The upper floors are generally in open plan office configuration with some cellular offices and meeting / breakout rooms created with the use of glazed partitioning. Each floor has a kitchen area; ladies or gents WCs; and a shower room is located on Level 1.

Approximate Net Internal Floor Areas:

Ground Floor	c. 2,659 sq ft
First Floor	c. 3,268 sq ft
Second Floor	c. 3,252 sq ft
Third Floor	c. 3,326 sq ft
Fourth Floor	c. 3,183 sq ft
Total Net Internal Area	c. 15,688 sq ft



Floor Plans Available on Request



- ◆ Excellent natural light on three sides
- ◆ Passenger Lift
- ◆ Raised Access Floors
- ◆ Double Glazed Windows
- ◆ Suspended ceilings / Recessed lighting
- ◆ Gas Fired Low Pressure Hot Water Heating
- ◆ VRF Air Conditioning
- ◆ Mechanical Ventilation



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The property is currently leased to Deloitte LLP under a lease expiring on 12th April 2021 (Break Option Exercised) subject to a Rent of £250,000 per annum plus VAT. It is anticipated that any sale would complete after 12th April 2021 and that the property will be sold with Vacant Possession.

Rates NAV £175,000 (Source: LPS On-line Database)
Rate in £ 2020/21 - £0.538166
Rates Payable 2020/21 Estimated £94,179 pa

Title We understand that the property is held under a Fee Farm Grant free of rent

EPC B49 - Full EPC Certificate available on request

PROPOSAL

For Sale Offers Invited in the Region of £2,500,000 + VAT
To Let Rent £250,000 pa + VAT
VAT The Property has been Elected for VAT which is Payable on Sale Price and Rental

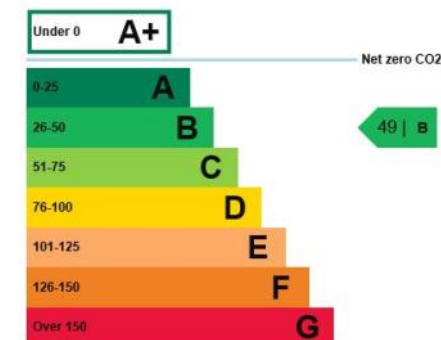
VIEWING & FURTHER INFORMATION

Please Contact : **McConnell Chartered Surveyors 028 90 205 900**
Rory Clark **07753 817 004** **rory.clark@mcconnellproperty.com**
Rory McConnell **07802 408 170** **rory.mcconnell@mcconnellproperty.com**

Deloitte & Touche 19 Bedford Street BELFAST BT2 7EJ	Energy rating B
Valid until 17 July 2027	Certificate number 0260-4953-0373-4780-8010

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

CUSTOMER DUE DILIGENCE: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksl/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.