

McConnell



Alliance
Partner

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mcconnellproperty.com

TO LET



Modern Self-Contained Office Building

**19 Bedford Street
Belfast
BT2 7EJ**

- Located in the heart of Belfast's Central Business District
- Fully refurbished office suites available from 2,659 sq.ft – 5,927 sq.ft

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

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 conveniently located within the Linen Quarter in close proximity to Belfast 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.

DESCRIPTION

The office suites and common areas have been refurbished to a very high standard.

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 first floor is generally in open plan office configuration with some cellular offices and meeting / breakout rooms created with the use of glazed partitioning and a fitted kitchen area.

A shower room is located on the first floor.

SPECIFICATION

- Excellent natural light on three sides
- Passenger Lift
- Raised Access Floors
- New carpeted floors
- Double Glazed Windows
- Suspended ceilings / New LED lighting
- Shower room & Bicycle racks
- VRF Air Conditioning
- Mechanical Ventilation

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	c. 2,659	247
First	c. 3,268	303.6
Second LET	c. 3,252	302.1
Third LET	c. 3,326	308.9
Fourth LET	c.3,183	295.7
Total Internal Area	c. 15,688	1,457.5

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LEASE TERMS

Term: A new lease for a term by arrangement.

Rent: £20.00 per sq. ft.

Repairs: Full repairing and insuring terms via service charge

RATES

We have been advised the following by LPS:

Floor	NAV	Rates Payable (approx.)
Ground Floor	£41,800	£26,191.55
First Floor	£41,000	£25,690.27

Rate in £ for 2025/26: 0.626592

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

EPC

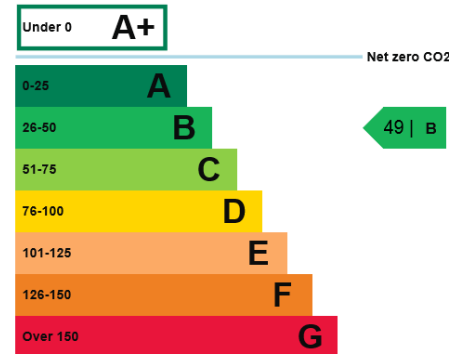
The property has an energy rating of B49.

Full Certificates can be made available upon request.

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.



LOCATION



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/uk/si/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 Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:



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**Lambert
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