



MARTLEY
CAPITAL GROUP

twenty

Adelaide Street

McConnell



CBRE NI
PART OF THE AFFILIATE NETWORK



twenty

Adelaide Street

A superb, newly refurbished Grade A office building located within the Linehall District of Belfast City Centre.

Only two floors remaining at 3,132 sq ft each.

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



Gym – next door to Pure Gym



Coffee – Starbucks and Caffé Nero within a 1 minute walk



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



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



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



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



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



Bike – Belfast Bike Dock located within 2 minute walk



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





THE BUILDING

The entire property has been substantially refurbished to create a new double height feature entrance foyer leading to the office suites and back of house amenities.

KEY ATTRIBUTES

- Double height glazed entrance lobby with internal feature wall
- Enclosed secure bicycle parking with lockers
- 3no. shower rooms
- New WC's throughout
- Open plan office floors ready for tenant fitout
- Raised access floors
- Air-conditioning
- LED lighting
- Excellent natural light
- EPC Rating of 'B'

SPACE YOUR WAY

Ready to Fit Space

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.

Fitted Space

A traditional lease but with the benefit of an initial fit out already done for you.

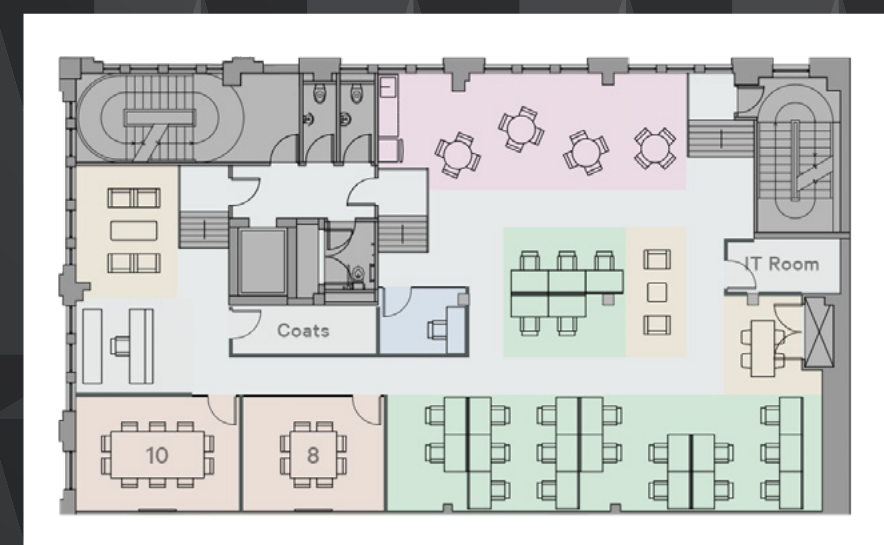
With all furnishings included there's nothing left to do apart from move in - to quality workspace allowing for a seamless transition.

Fitted and Furnished Space

We'll provide the furniture, you just bring your team and their tech and you're ready to go.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.

Sample layout and CGI's





EXAMPLE TEST FIT

ACCOMMODATION

Ground Floor	LET	LET
First Floor	LET	LET
Second Floor	3,132 sq. ft.	291 sq. m.
Third Floor	3,132 sq. ft.	291 sq. m.
Fourth Floor	LET	LET
Fifth Floor	LET	LET
Sixth Floor	LET	LET
TOTAL	6,264 sq. ft.	582 sq. m.



VIEW TENANT REVIEW VIDEO

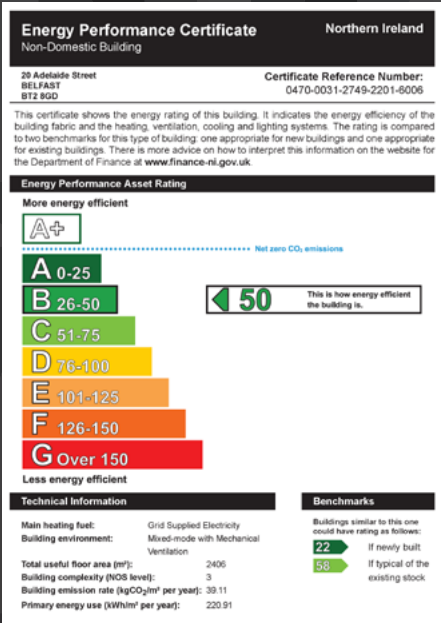


ADDITIONAL INFORMATION

- TERM
- 10 years
- RENT
- £22.00 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 the payment of rates. Estimated to be in the region of £8.25 per sq ft for 24/25 rating year.

VAT

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



CONTACT

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