



# TO LET

Penthouse Offices  
Extending to c. 3,980 sq ft

## 5<sup>th</sup> Floor 22 Adelaide Street Belfast BT2 8GD

- Prime office location in Belfast city centre
- 5th floor penthouse suite in high quality office and leisure use building
- Award winning fit-out





# LOCATION

Belfast is the capital of Northern Ireland and the 15th largest city in the United Kingdom. It is located approximately 100 miles north of Dublin and 75 miles south-east of Londonderry.

The Belfast Metropolitan area has a population of over 670,000 and the city is the driver of the Northern Ireland economy.

The property fronts Adelaide Street in the city centre's prime office location to the south of the City Hall.

The location is very accessible by public transport being adjacent to the Metro Bus and Glider hubs at Donegall Street and a short distance from Great Victoria Street and Lanyon Place train stations and Ulster Bus Centres.

The property is also in close proximity to the Glider route and a Belfast Bike Dock is located within a 1 minute walk.

Occupiers in the vicinity include Belfast City Council, The Department for the Economy, The Department for Infrastructure, HSBC Bank, Spencer & Partners, Starbucks, Adecco UK, BLM Solicitors, Keystone Law and Pure Gym.

1. Pure Gym
2. Starbucks
3. Glider Stop
4. Deanes
5. Zen
6. Café Nero



10 MINS DRIVE  
From BELFAST CITY AIRPORT  
30 MINS DRIVE  
From BELFAST INTERNATIONAL AIRPORT



10 MINS WALK  
To LANYON PLACE STATION  
and  
GREAT VICTORIA STATION



1 MIN WALK  
To CYCLE STATION  
NATIONAL CYCLE NETWORK  
OUTSIDE



15 MINS DRIVE  
From BELFAST PORT  
35 MINS DRIVE  
From LARNE PORT

# DESCRIPTION

The property comprises the top floor in a high quality building in mixed office and leisure use. The ground, first and second floors are occupied by Pure Gym. The top three floors are in office use, with a separate entrance and lift lobby, and are served by two eight-person passenger lifts.

The building was originally a four-storey Victorian warehouse and has been attractively converted to the current uses. The top two floors were added in the early 2000s.

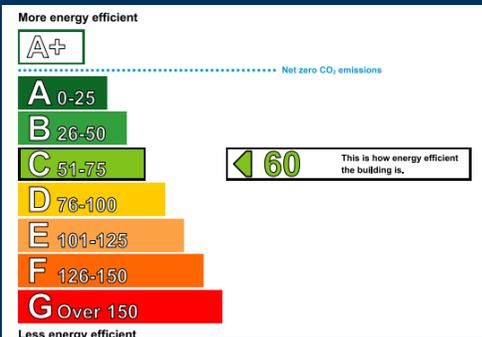
# SPECIFICATION

The 5th floor comprises high specification, open-plan office accommodation and features:

- excellent natural light and views from fully glazed front and rear elevations
- raised access floors
- mains gas central heating
- air-conditioning



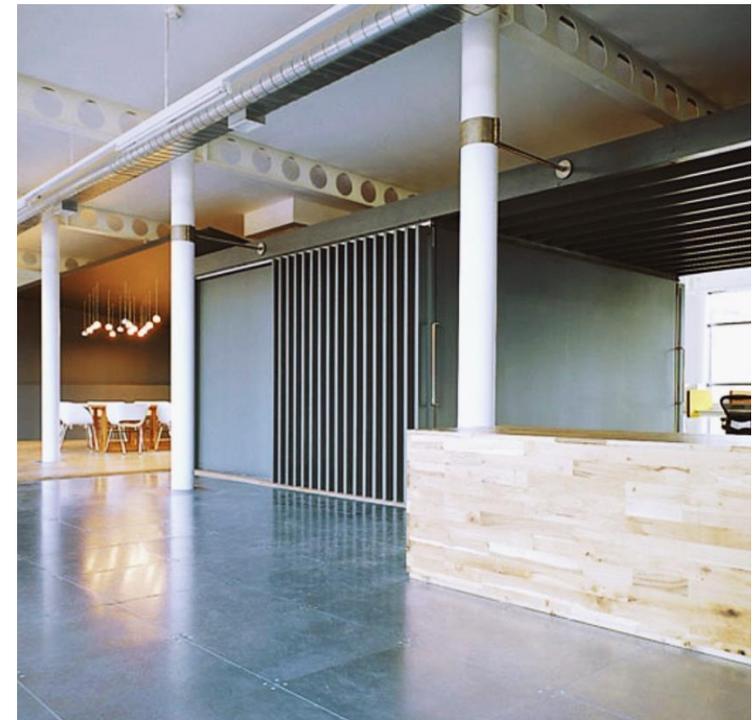
||| Fifth Floor, 22 Adelaide Street



# EPC DETAILS

# ACCOMMODATION

c. 3,980 sq ft / 370 sq m





## 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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

## LEASE DETAILS

RENTAL:	£75,000 per annum exclusive of VAT
TERM:	By negotiation
INSURANCE:	The tenant will reimburse the landlord for a proportionate part of the building insurance costs
SERVICE CHARGE:	A service charge will be levied to cover the running costs of the common areas, including lift maintenance, cleaning and external repairs.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

The NAV of the property is shown on the Land and Property Services' website as £48,600. The commercial rate in the pound for 2020 / 2021 is £0.538166, so the rate liability for the current year is £26,155.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

## FURTHER DETAILS



O'Connor Kennedy Turtle  
22 Adelaide Street  
Belfast BT2 8GD  
T +44 (0)28 9024 8181  
E [belfast@okt.co.uk](mailto:belfast@okt.co.uk)

CONTACT: BRIAN KENNEDY | [brian.kennedy@okt.co.uk](mailto:brian.kennedy@okt.co.uk)

Our Ref: BJK/JP/8936

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.