

FULLY FITTED FIRST FLOOR OFFICE ACCOMMODATION
1,186 SQ FT (110 SQ M)



Osborne
King

23 BEDFORD STREET, BELFAST, BT2 7EJ
FULLY FITTED FIRST FLOOR OFFICE ACCOMMODATION



PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

FLOOR PLAN

CONTACT

TO LET

www.osborneking.com



028 9027 0000

NEXT

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Location

The property is located in a prime position on Bedford Street in the heart of Belfast city centre. Belfast City Hall is approximately 300m from the property.

Bedford Street has seen significant development in recent years with the c. 200,000 sq ft Ewart Development close-by as well as landmarks such as the Grand Central Hotel and the Ulster Hall.

The recently completed Grand Central Station is a short walk away, while the wider road network is widely accessible.



Description

The available suite is located at first floor level accessed via a communal entrance and modern reception area. The building benefits from lift access. The offices are fully fitted to include:

- Open plan space
- 2 no. private office
- 4 - 6 person meeting room
- Large store
- Male & female WCs

Note: The landlord will install a dedicated kitchen/tea point for the tenant.

Connectivity

The building benefits from full fibre connection providing 1GB download speed and 110MB upload speed. The suite is network cabled (CAT 5) via a raised access floor.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Description	Sq Ft	Sq M
First Floor	1,186	110

The space is currently laid out to include 8 desks but would comfortably accommodate 14 desks in addition to the private offices and meeting space.

Indicative plans available on request.



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Lease Details

Rent: On application
Term: Negotiable - The landlord is happy to consider an 'All In' option to include Rent, Rates, Service Charge and Utilities. Further information on request.

Rates

The property is currently assessed as a single building. The current occupied rates payable are approximately £6.00 psf.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

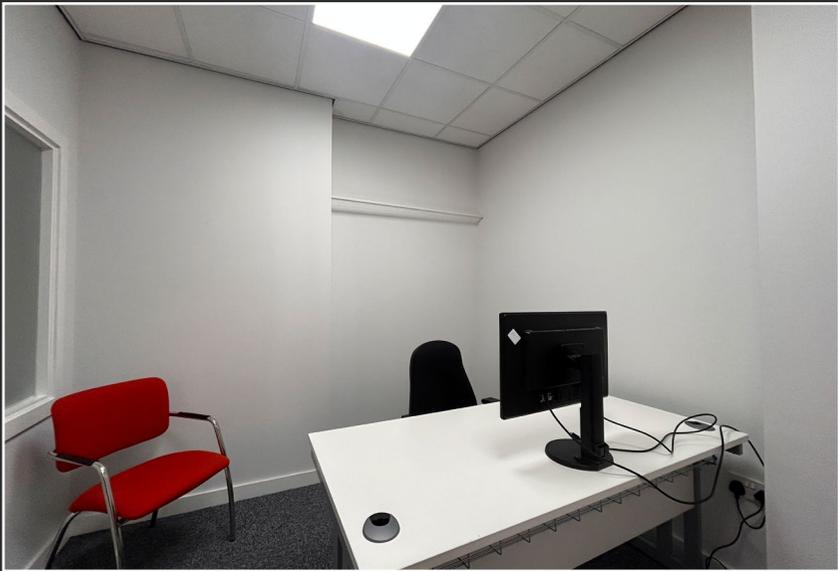
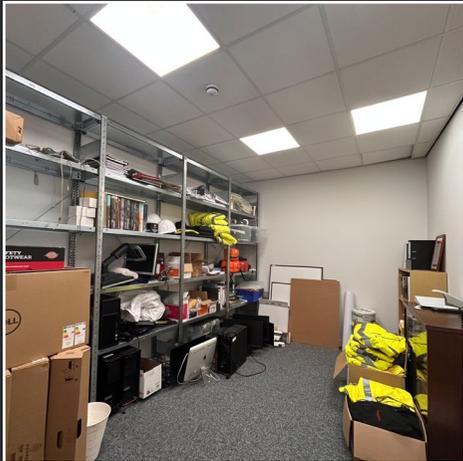
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

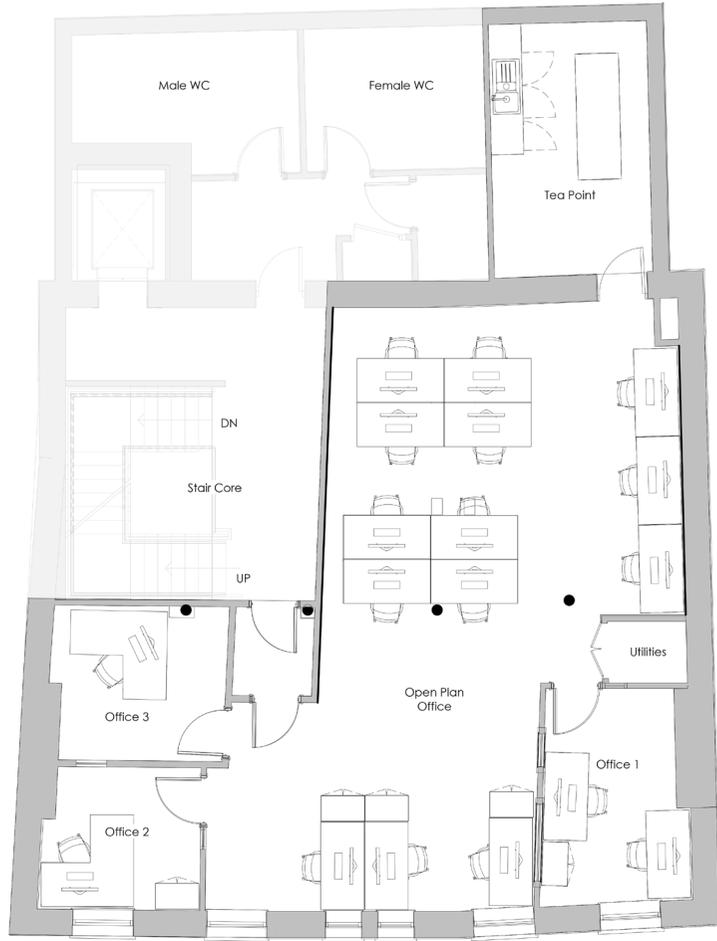


TO LET

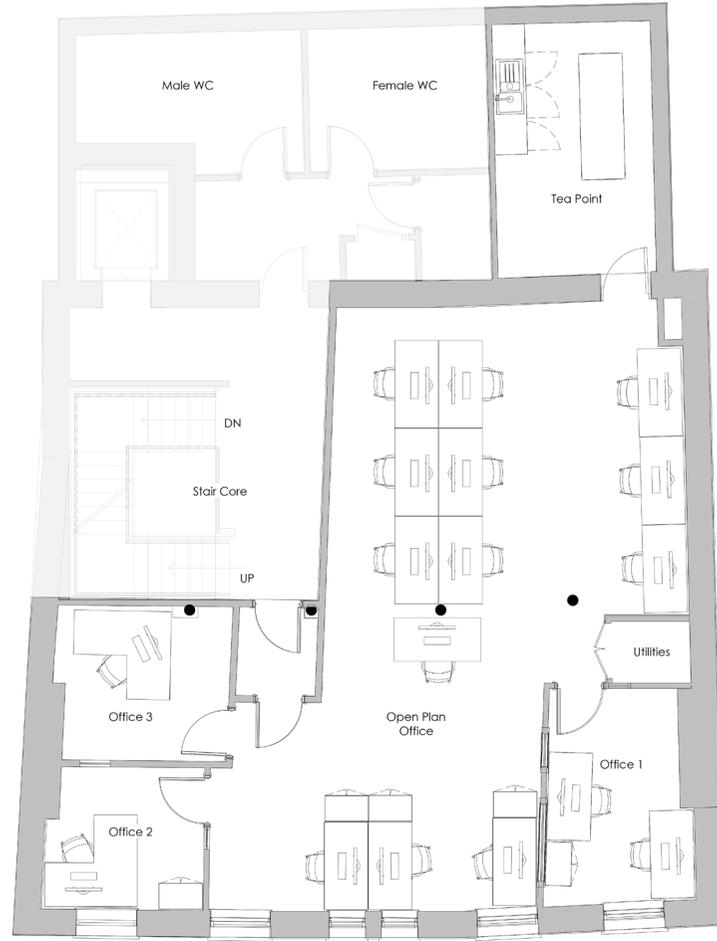
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OPTION 1 LAYOUT - 18 WORKSPACES

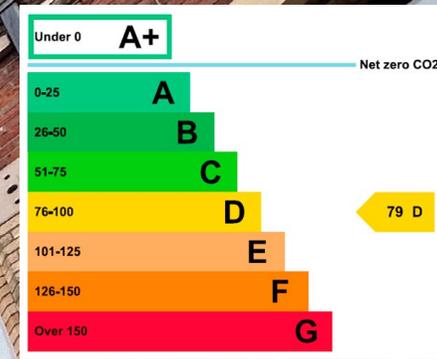


OPTION 2 LAYOUT - 17 WORKSPACES

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EPC



Taggarts

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MISREPRESENTATION ACT 1967

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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/uksi/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 Osborne King. 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.

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PREVIOUS

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