

TO LET

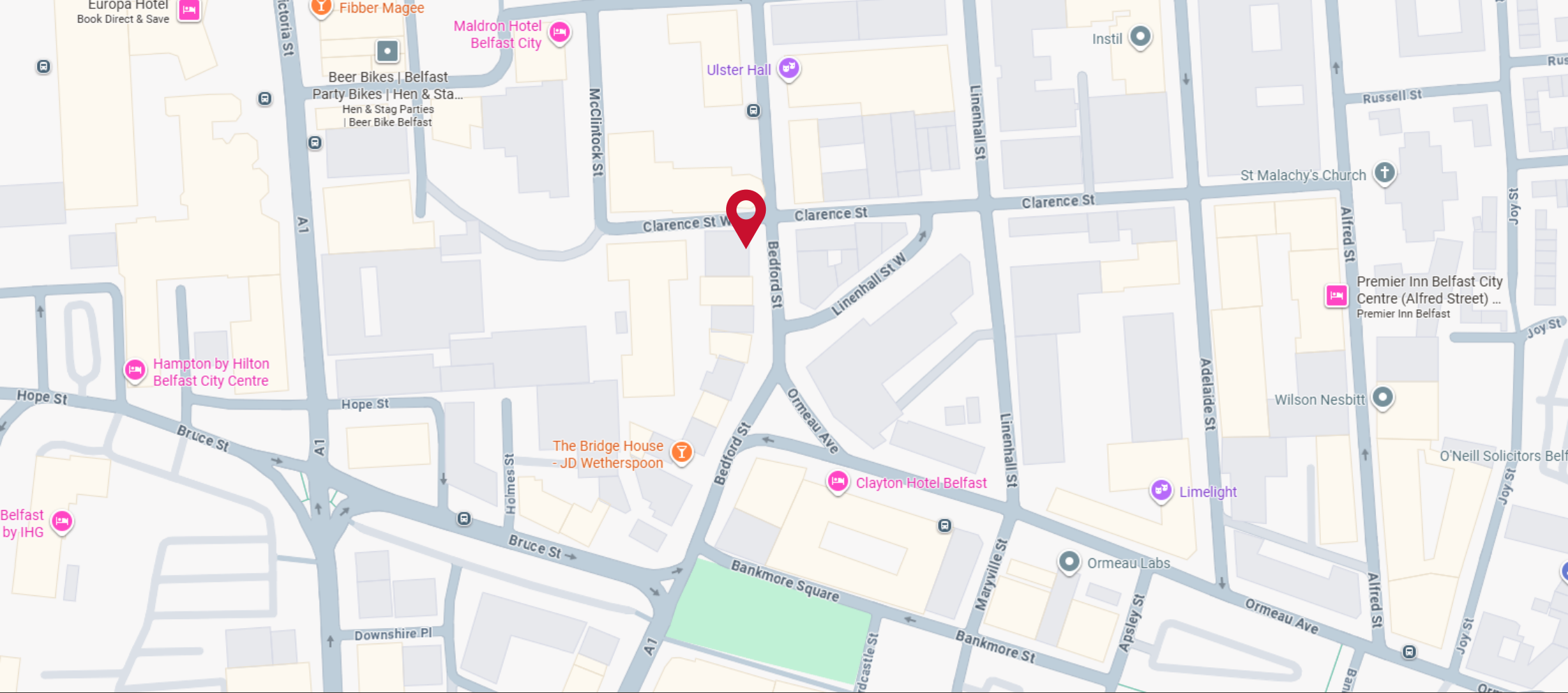
Last Remaining Floor

Lambert
Smith
Hampton



**19 Bedford Street, Belfast
BT2 7EJ**

Modern Self-Contained Office Building in the Heart of
Belfast's Central Business District.
Fully Refurbished Office Suite Available from 3,268 Sq Ft.



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 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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DESCRIPTION

The building was previously occupied by a single tenant, but has since been adapted for multi occupancy. This includes a newly refurbished reception lobby and facade with a passenger lift and stairwell to access each floor.

The office suite comprises an open plan space with cellular offices and meeting / breakout rooms created with the use of full height glazed partitioning walls, benefitting from an abundance of natural light. The accommodation has recently been refurbished to a modern standard to include raised accessed flooring, suspended ceilings, LED lighting, carpet tiles and has a kitchen area; ladies or gents WCs; with a shower room 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
 - VRF air conditioning
 - Mechanical ventilation
 - Shower room & bicycle racks

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	Let	Let
First Floor	3,268	303.6
Second Floor	Let	Let
Third Floor	Let	Let
Fourth Floor	Let	Let
Total	3,268	303.6





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REFURBISHED
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OFFICE SUITES
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2,659 sq.ft.
to
15,608 sq.ft.
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For Further Information

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LEASE DETAILS

Rent: £20 psf per annum, exclusive.

Term: By negotiation.

Repairs: Full repairing and insuring.

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value of the property is as follows:

	First Floor
Net Annual Value:	£41,000
Rate in £ 2025/26:	£0.650288
Rates Payable (if applicable):	est £26,661.80 per annum

ENERGY PERFORMANCE CERTIFICATE

We have been advised that the subject property benefits from an EPC rating of B49 and the Energy Performance Certificate is available upon request.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

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

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www.lsh.ie

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