



Osborne
King

2ND FLOOR, ALFRED HOUSE, 19-21 ALFRED STREET, BELFAST, BT2 8ED

AVAILABLE 1ST APRIL 2023

PROPERTY

LOCATION

DESCRIPTION

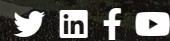
LEASE DETAILS

CONTACT

2ND FLOOR OFFICE SUITE

TO LET

www.osborneking.com



028 9027 0000

NEXT

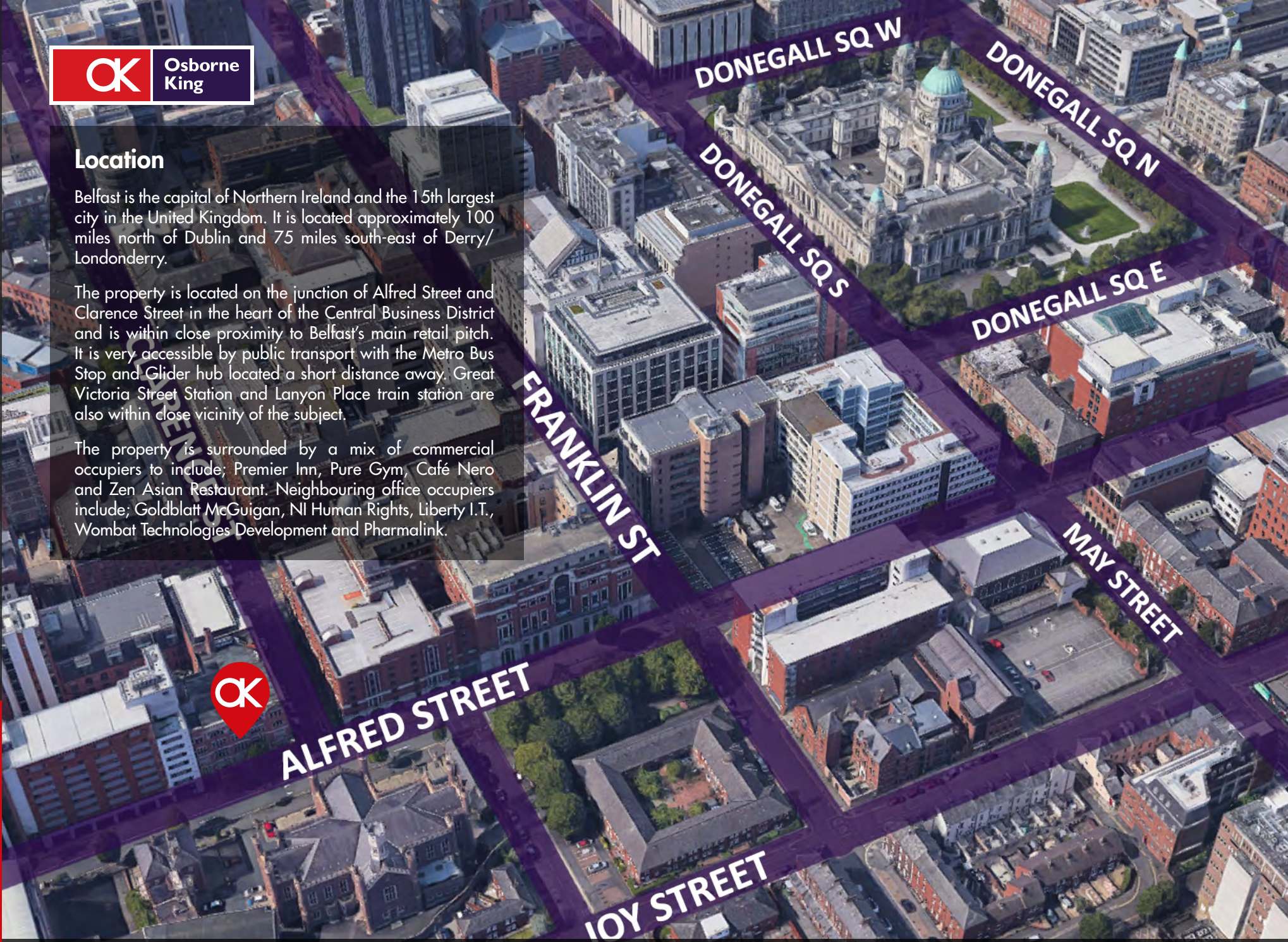


Location

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 Derry/Londonderry.

The property is located on the junction of Alfred Street and Clarence Street in the heart of the Central Business District and is within close proximity to Belfast's main retail pitch. It is very accessible by public transport with the Metro Bus Stop and Glider hub located a short distance away. Great Victoria Street Station and Lanyon Place train station are also within close vicinity of the subject.

The property is surrounded by a mix of commercial occupiers to include; Premier Inn, Pure Gym, Café Nero and Zen Asian Restaurant. Neighbouring office occupiers include; Goldblatt McGuigan, NI Human Rights, Liberty I.T., Wombat Technologies Development and Pharmalink.



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Historic Information

The property comprises an historic B1 Listed 5 storey red brick building constructed in 1912 and formerly utilised as a linen warehouse and manufacturers before conversion into office accommodation in the early 2000's.

Description

The subject comprises a 2nd floor open plan office suite and is currently finished to include 3 individual offices and 1 meeting room. Access is provided via a well apportioned entrance lobby and a modern 8 No. person passenger lift.

The office suite has retained many of its original characteristics and period features which have been maintained well both internally and externally. It has excellent levels of natural light with windows on three elevations providing exceptional views across the city.

Following refurbishment, the suite will be finished to an excellent standard throughout to include; exposed brickwork walls, raised access flooring, carpet flooring, gas fired central heating, WC facilities and a staff kitchen.

Description	Sq Ft	Sq M
2nd Floor	4,460	414.44

Images are of the recently refurbished 4th floor, please note 2nd floor will be finished to a similar specification.

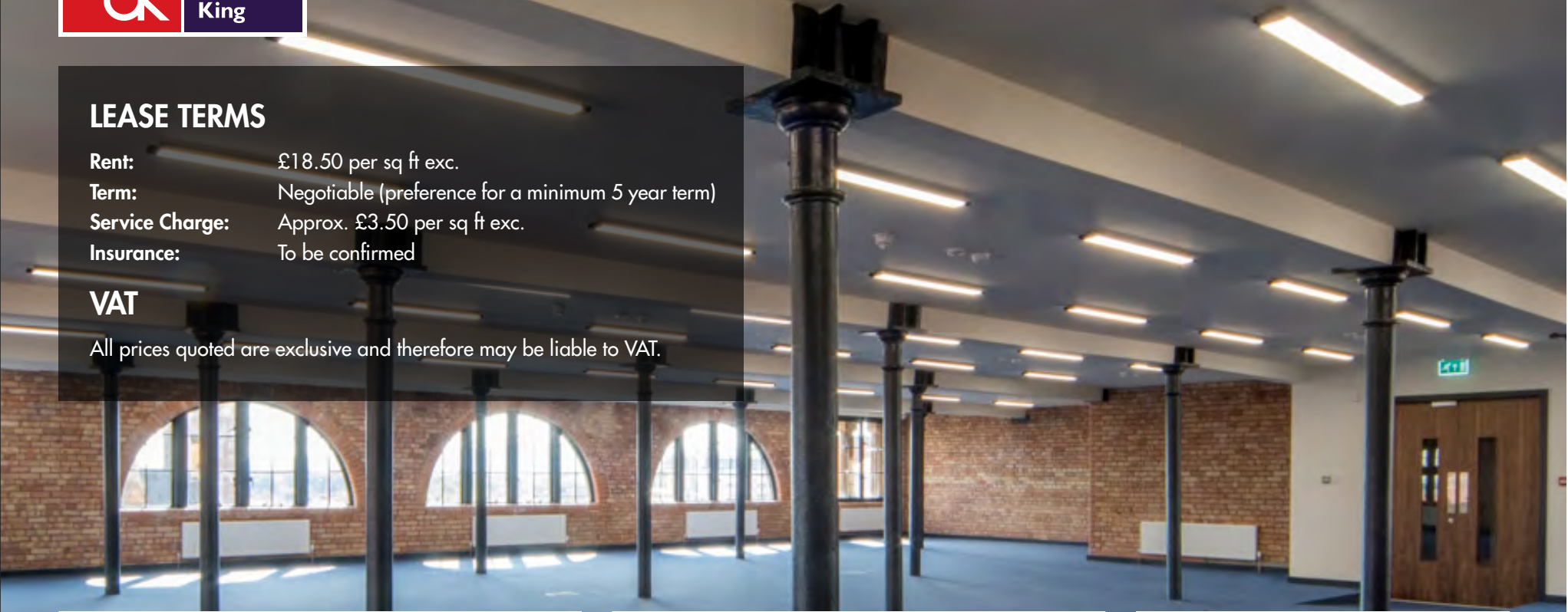


LEASE TERMS

Rent: £18.50 per sq ft exc.
Term: Negotiable (preference for a minimum 5 year term)
Service Charge: Approx. £3.50 per sq ft exc.
Insurance: To be confirmed

VAT

All prices quoted are exclusive and therefore may be liable to VAT.



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Further Information

For further information please contact:

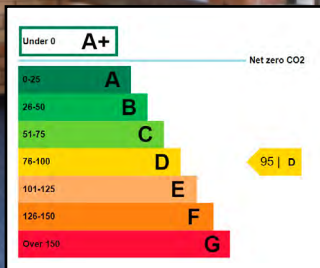
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EPC



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