

TO LET

1ST FLOOR, ROCHESTER BUILDING



**28 ADELAIDE STREET
BELFAST
BT2 8GD**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Adelaide Street is located in Belfast City Centre, just south of Belfast City Hall in one of the city centres prime office locations.

The building is easily accessed via public transport being adjacent to the Metro and Glider hubs at Donegall Street and also close to both Great Victoria Street and Lanyon Place train and bus stations.

Other nearby occupiers include Belfast City Council, Pure Gym, Flax House and Starbucks.

DESCRIPTION

This excellent first floor office comprises 8 individual offices, board room, open plan office, kitchen and WC facilities. It is accessed through both stairs and a lift. The common areas, board room and 3 of the individual offices benefit from air conditioning.

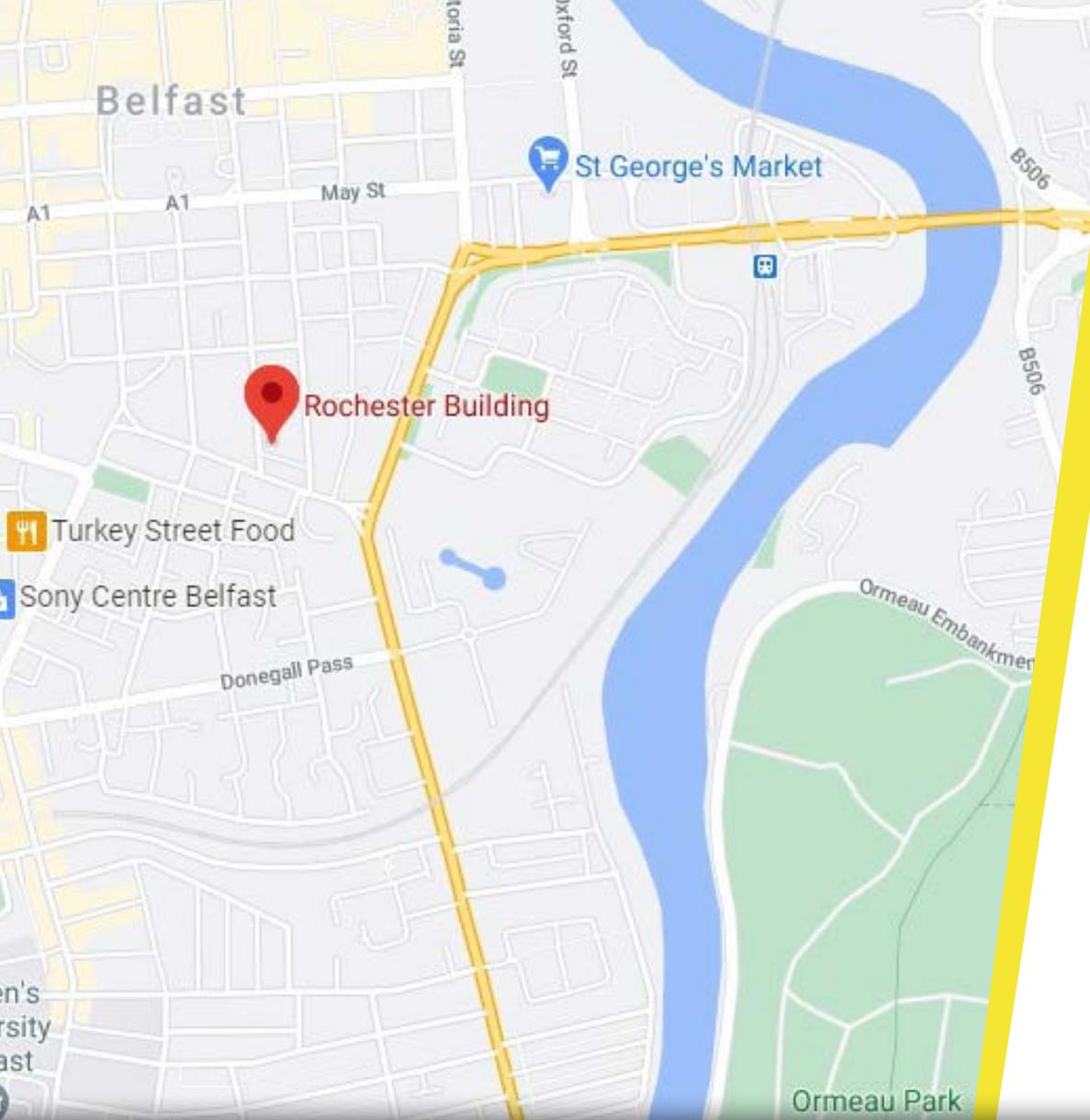
If required can be rented as a furnished office.



**28 ADELAIDE STREET
BELFAST
BT2 8GD**

**Campbell
Cairns**
Commercial

028 9024 9024



ACCOMMODATION

First Floor 4659.6 sq ft 432.9 sq m

Includes 4 car parking spaces.

NAV

We have been advised by Land and Property Services that the NAV of the property is £51,700.

The rate poundage for 2019/2020 is £0.538166 giving an annual rates bill of approximately £27,823.18.

LEASE DETAILS

Term:	Negotiable
Rent:	£50,000 per annum exclusive
Insurance:	Tenant responsible current premium approx. £500.47
Service Charge:	Tenant responsible for service charge approx. £1625.13

**28 ADELAIDE STREET
BELFAST
BT2 8GD**



VIEWING

By appointment through Campbell Cairns
(028 9024 9024)

VAT

Prices, rentals and outgoings do not include VAT
which may be chargeable.

EPC

B46

Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



**Campbell
Cairns**
Commercial

028 9024 9024

**28 ADELAIDE STREET
BELFAST
BT2 8GD**