



**Osborne
King**

028 9027 0000
www.osborneking.com

OFFICES



TO LET

**PROMINENT CITY CENTRE
OFFICES**

(ON SITE CAR PARKING)

C. 1,870 SQ.FT. - 7,102 SQ.FT.

**4 BRUCE STREET
BELFAST**

www.osborneking.com

COMMERCIAL PROPERTY
CONSULTANTS

The Metro Building
6-9 Donegall Square South
Belfast BT1 5JA
Tel: 028 9027 0000
Fax: 028 9027 0011

E-mail: property@osborneking.com

LOCATION

The property fronts Bruce Street which is located between Great Victoria Street, a main arterial route entering the city centre, and the Dublin Road a main arterial route exiting the city centre. Vehicular access is gained via Harmony Street off the Dublin Road and via Downshire Place off Great Victoria Street, with pedestrian access via Bruce Street. It's location provides ease of access for all the main public transport links, with the main bus terminus at Glengall Street and Great Victoria Street Station close by. In addition there are a number of public and private car parks along with the NCP multi storey car park all within the immediate vicinity. On site car parking is also available via separate licence.

Neighbouring occupiers include Chest Heart & Stroke Northern Ireland, Rutledge Joblink, BDP Architects, Identity and Passport Office and Endsleigh Insurance. The remaining floors of the property are occupied by IBM and Harbinson & Mulholland.

DESCRIPTION

The ground and first floor provide open plan accommodation with a mix of smaller office/meeting room and storage rooms. The accommodation has been finished to include plastered and painted walls and suspended ceilings incorporating fluorescent light fittings. The suites have perimeter trunking and raised access flooring in part, air conditioning in part and a kitchen. Communal WC's are provided and the building is well secured with keypad entry, CCTV and manned security with operational hours between 7.30 am to 8.00 pm.

ACCOMMODATION

We would detail the available accommodation in accordance with the RICS Code of Measuring Practice, 6th Edition, on a net internal area basis, with all areas being approximate: -

Ground Floor Offices :	c. 173.78 sq.m.	c. 1,870 sq.ft.
First Floor Offices :	c. 486.05 sq.m.	c. 5,232 sq.ft.

LEASE TERMS

Term	:	10 year lease.
Rent	:	£12.00 per sq.ft. per annum.
Rent Review	:	Upward only rent review on the anniversary of the 5th year.
Repair/Insurance	:	Full repairing and insuring lease with a service charge provision for heating, security, maintenance of communal areas etc.

RATES

Prospective tenants are advised to make their own enquiries.

VAT

All prices quoted are exclusive of, but may be liable to VAT.

FURTHER INFORMATION

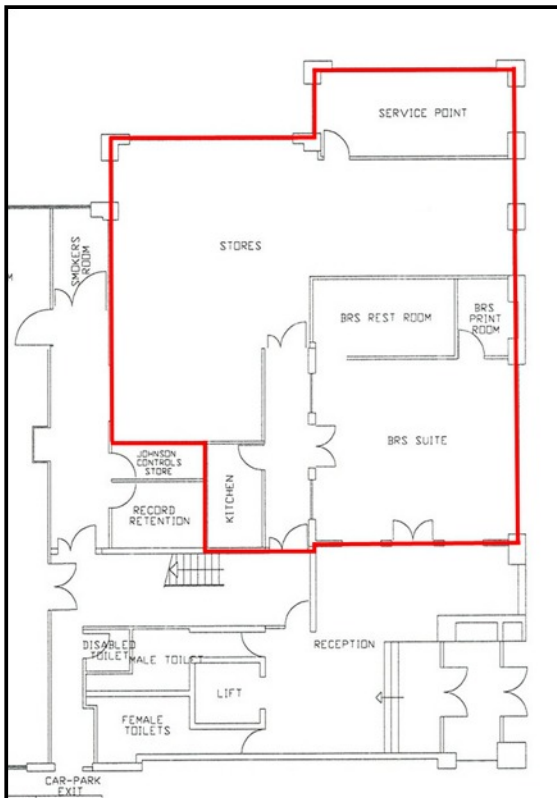
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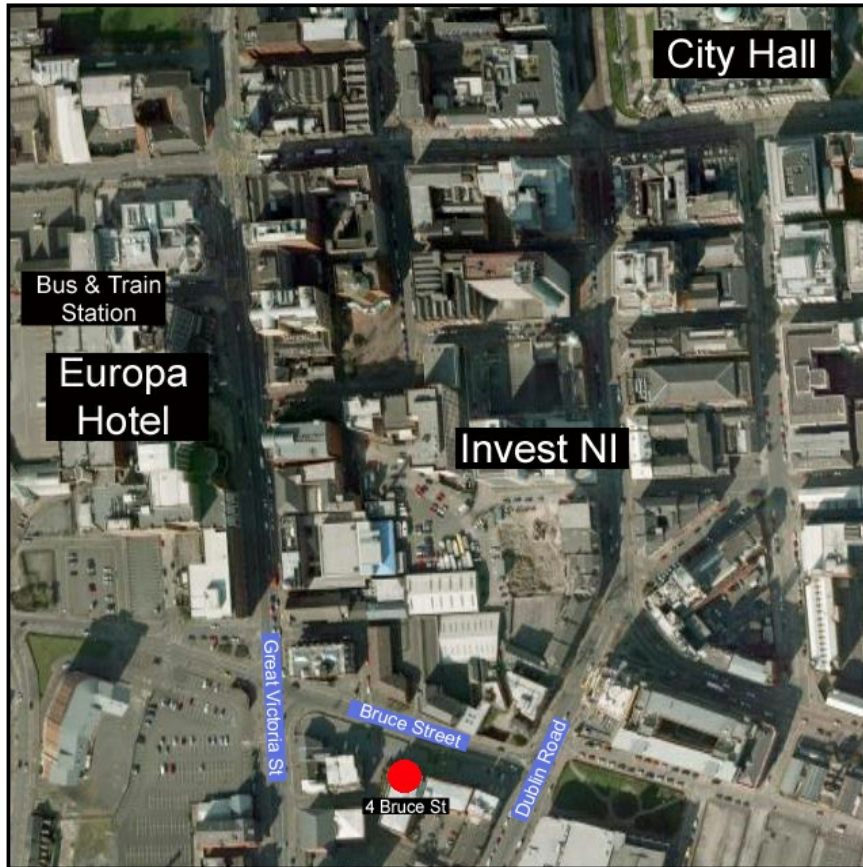
FLOOR PLAN



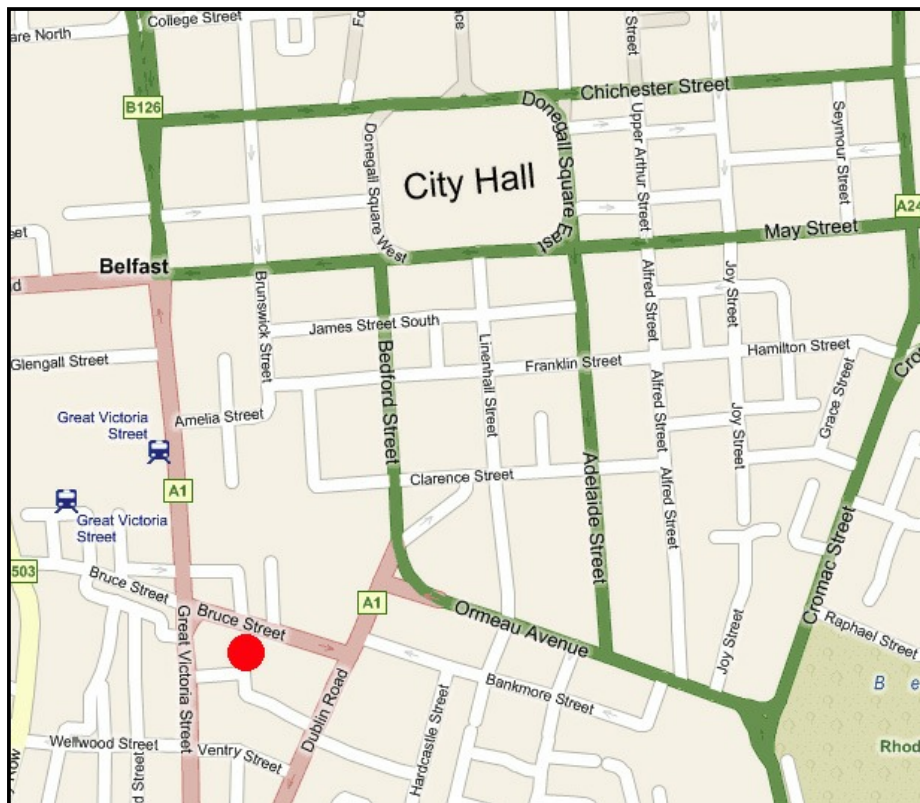
INTERNAL PHOTOGRAPH



AERIAL MAP



LOCATION MAP



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