
MARTLEY
CAPITAL GROUP
twenty
Adelaide Street
McConnell
JLL
Alliance
Partner
CBRE NI
PART OF THE AFFILIATE NETWORK



twenty
Adelaide Street

A superb, newly refurbished Grade A office building located within the Linehall District of Belfast City Centre.

Only one floor remaining at 3,132 sq ft.

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LOCATION

20 Adelaide Street is situated in the heart of Belfast's Central Business District, with in a short walk of Belfast City Hall, the Law Courts, hotels, restaurants, cafés, gyms together with a wide range of private and public sector organisations.

City Hall – 3 minute walk

Glider – Glider stops within a 5 minute walk serving Titanic Quarter, East and West Belfast

Gym – next door to Pure Gym

Plane – George Best Belfast City Airport is within a 10 minute drive

Coffee – Starbucks and Caffé Nero within a 1 minute walk

Motorway – M1 and M2 motorways are accessed within 10 minutes via Westlink

Bus – Numerous Metro stops within a 5-10 minute walk

Bike – Belfast Bike Dock located within 2 minute walk

Train – 10 minute walk to Grand Central Station and Lanyon Place Train Station

Hotel – A number of hotels are located within a 5 minute walk





THE BUILDING

The entire property has been substantially refurbished to create a new double height feature entrance foyer leading to the office suites and back of house amenities.

KEY ATTRIBUTES

- Double height glazed entrance lobby with internal feature wall
- Enclosed secure bicycle parking with lockers
- 3no. shower rooms
- New WC's throughout
- Open plan office floors ready for tenant fitout
- Raised access floors
- Air-conditioning
- LED lighting
- Excellent natural light
- EPC Rating of `B'

SPACE YOUR WAY

Ready to Fit Space
A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.

Fitted Space
A traditional lease but with the benefit of an initial fit out already done for you.
With all furnishings included there's nothing left to do apart from move in - to quality workspace allowing for a seamless transition.

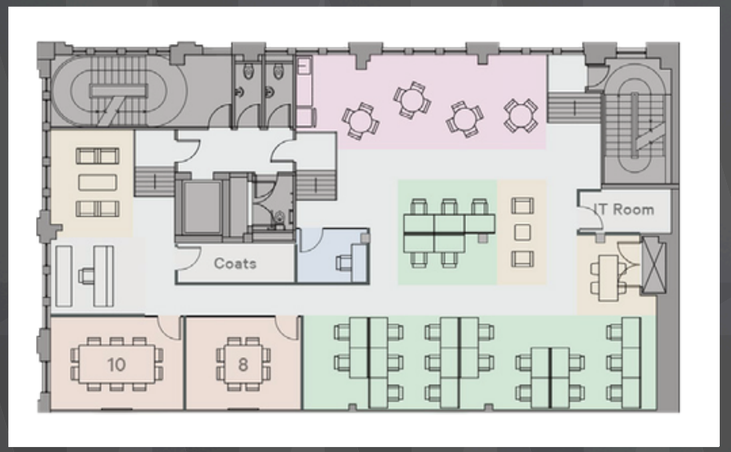
Fitted and Furnished Space
We'll provide the furniture, you just bring your team and their tech and you're ready to go.
The flooring in laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.

Sample layout and CGI's










EXAMPLE TEST FIT

ACCOMMODATION

Ground Floor	LET	LET
First Floor	LET	LET
Second Floor	LET	LET
Third Floor	3,132 sq. ft.	291 sq. m.
Fourth Floor	LET	LET
Fifth Floor	LET	LET
Sixth Floor	LET	LET

VIEW TENANT REVIEW VIDEO





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ADDITIONAL INFORMATION

TERM
10 years

RENT
£22.00 per sq ft, per annum, exclusive

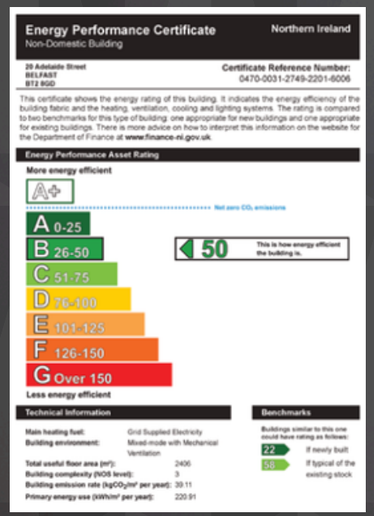
RENT REVIEWS
5 yearly

REPAIRS
Effective FRI terms through a service charge. A service charge will be levied on a pro-rata basis to cover communal services, external repairs etc

RATES
Tenant responsible for the payment of rates. Estimated to be in the region of £9 per sq ft for 26/27 rating year.

VAT
The building is elected for VAT and therefore VAT will be payable on all outgoings.

EPC



Energy Performance Certificate
Non-Domestic Building
Northern Ireland

20 Adelaide Street
BELFAST
BT2 8GD

Certificate Reference Number:
0470-0031-2749-2201-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

50 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Mechanical Ventilation

Total useful floor area (m^2): 2406
Building complexity (NOS level): 3
Building emission rate ($kgCO_2/m^2$ per year): 39.11
Primary energy use (kWh/m^2 per year): 220.91

Benchmarks

Buildings similar to this one could have rating as follows:

22 If newly built
58 If typical of the existing stock



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