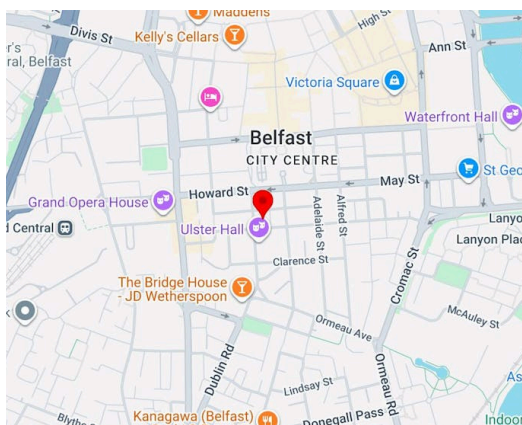


MP

Bedford House, 16-22 Bedford Street, Belfast, BT2 7FD

Office To Let | Rent on application | 5,432 to 17,337 sq ft

Landmark office building in Belfast city centre.



## Description

Positioned in the heart of Belfast city centre, Bedford House offers a high-quality, fully fitted and furnished office suite extending to approximately 3,200 sq ft. Designed to a strong modern specification, the space includes an impressive reception and waiting area, open plan desking for 12 staff, 5 spacious executive offices, a boardroom and a fully equipped kitchen. The suite benefits from raised access flooring, LED lighting, glazed meeting rooms and an access control system, providing a professional and efficient working environment throughout. With excellent transport links nearby, including road, rail and air connections, this is an ideal opportunity for businesses seeking a turnkey office solution in a prime and well-connected location.

## Location

Located on Bedford Street in the core of Belfast city centre, Bedford House benefits from a prime position within one of the city's most established commercial districts. The surrounding area offers a wide range of amenities including cafés, restaurants, hotels and retail, all within easy walking distance. The property is exceptionally well connected, with close proximity to major road networks including the M1 and M2 motorways, as well as Belfast's central transport hubs. Great Victoria Street and Lanyon Place stations provide regular rail services, including direct connections to Dublin, while both George Best Belfast City Airport and Belfast International Airport are easily accessible, ensuring convenient travel across the UK and internationally.

## Accommodation

Name	sq ft	sq m	Availability
7th	5,432	504.65	Available
5th	6,473	601.36	Available
4th	6,573	610.65	Available
<b>Total</b>	<b>18,478</b>	<b>1,716.66</b>	

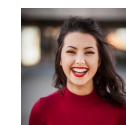
## Summary

- Rent: Rent on application
- Business rates: £5.83 per sq ft
- Service charge: £5.43 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: New Lease

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

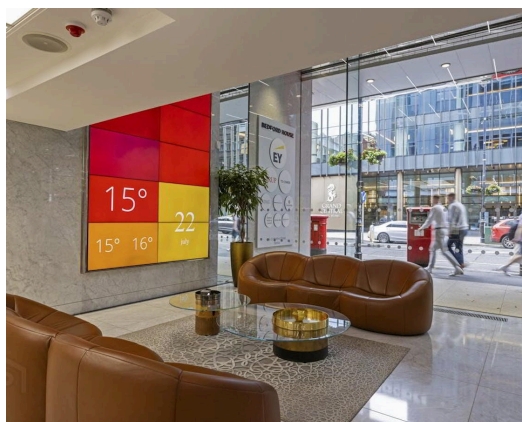
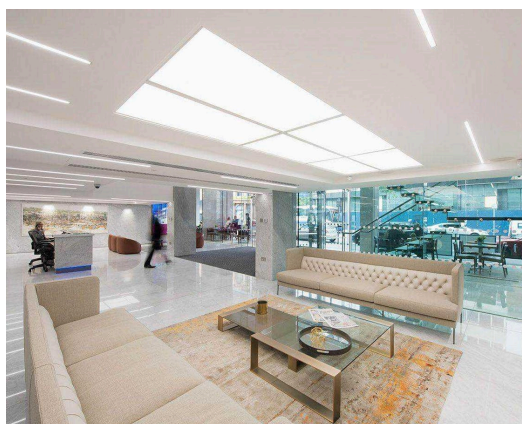


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Disclaimer



**Bedford House, 16-22 Bedford Street, Belfast, BT2 7FD**

