



TO LET

4TH FLOOR, HARVESTER HOUSE, 4 ADELAIDE STREET, BELFAST, BT2 8GE
MODERN, FULLY FITTED OFFICE SUITE (C 2,939 SQ FT) WITH ON-SITE CAR PARKING FOR 4 VEHICLES

Lisney

Features

- Located within a modern, 'landmark', Category A, city centre building close to City Hall.
- Impressive, manned ground floor reception area with feature staircase, shower facilities and 2 high speed 10 person lifts.
- Excellent, fully fitted, air conditioned, 'ready to go' office suite.
- Completed throughout to an extremely high specification and with good natural lighting. Offered with desk furniture and seating for a headcount of 18 people.
- Floor area - c 2,939 sq. ft
- Secure, surfaced, on-site parking for 4 cars.
- Existing professional tenants within the building include NFU Mutual, HSBC Bank, Grant Thornton.
- Situated in Belfast's prime office district close to the major roads network, rail and Glider hubs, with a range of restaurants, coffee shops and many well-known retailers in the vicinity.
- No VAT on rent.

Location

Harvester House is located in the heart of Belfast City Centre.

The subject property fronts onto Adelaide Street c 50 m to the south of City Hall in the recognised office / commercial district.

Well known occupiers in the vicinity include Belfast City Council, Bank of Ireland HQ, Northern Ireland Housing Executive, a number of government departments and Starbucks.

The secure parking area for the building is accessed to the rear from Alfred Street.

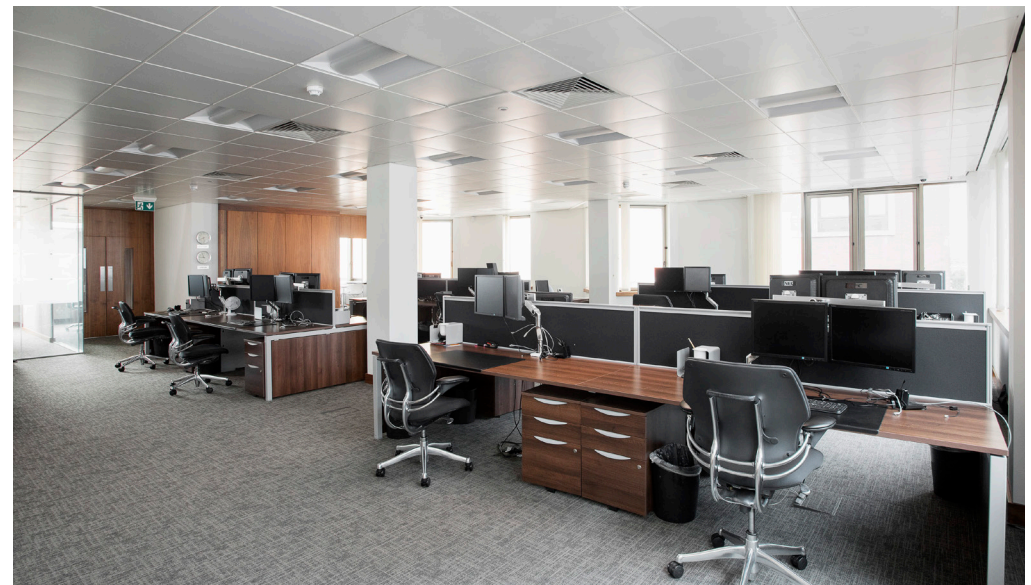
The building is also within easy walking distance of the main shopping area anchored by Victoria Square and Castlecourt shopping centres.

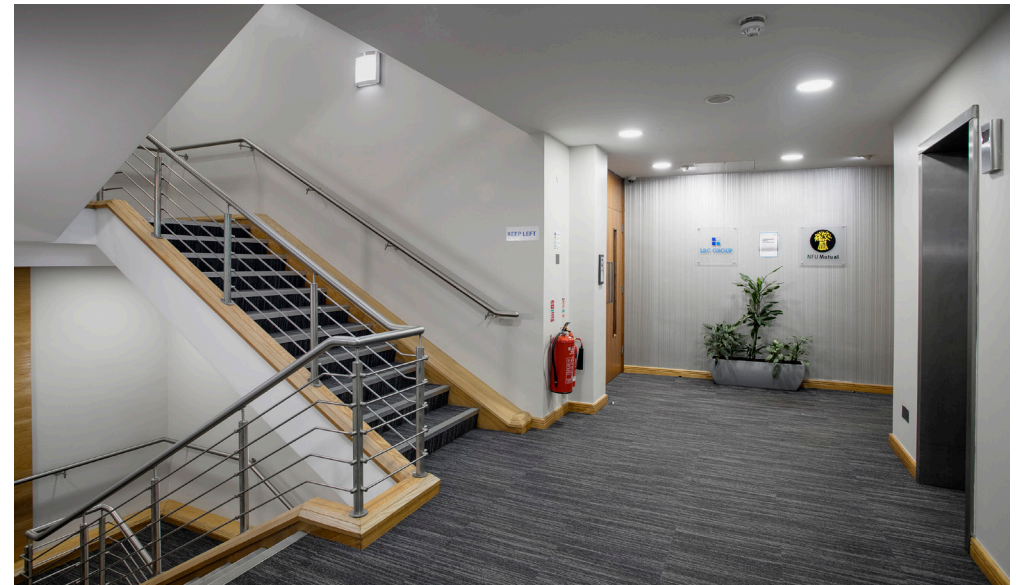
Transport Connections

Harvester House is located close to the Belfast Glider Rapid Transport System route and is a short walk from the proposed Belfast Transport Hub at Weavers Cross the first phase of which is due for completion by 2023.

In addition, the building lies within easy access of existing, excellent transport links, including Great Victoria Street Station/ Europa Bus Centre, Lanyon Place train station, and accessible to the M1/M2/M3 Motorway networks.







Description

Harvester House is a modern, 'landmark' building with on-site parking, arranged on ground and 6 upper levels.

The building provides a strong corporate presence and is finished to an excellent overall standard externally and internally with an impressive ground floor reception area, spacious common areas and 2 high speed lifts serving the upper levels.

The subject suite has been finished to a high 'ready to go' fully air conditioned, standard to include tinted, double glazed windows, suspended ceilings with recessed LED lighting, full raised flooring with carpet tile cover, power, telephone and data cabling, wood panelling / wallpaper and plastered/painted walls.

The floor plate has been sub divided to create a feature reception / waiting area, open plan general office, 2 meeting rooms (8 person and 12 person currently) and 1 managers office with full height glazing.

Built in filing cabinets and cloaks , kitchen/ break out area with full electrical appliances, including American style fridge / freezer, wine cooler, microwave oven, dishwasher, high and low level cupboards, tables and chairs.

The current fit out can be offered as existing to accommodate desking for 18 people, including a managers office.

Accommodation

The suite is currently fitted out to provide:

Open plan area with desking for	17 people
Meeting room	8 people
Board/meeting room	12 people
Managers office	
Kitchen/break out area	
Built in cupboards / cloaks	
Comms room	
Male and female WC's, located in the common area/lift lobby	
Floor area - 2,939 sq ft	

Proposed Lease Details

Term - By negotiation, subject to periodic rent review

Rent - £59,000 per annum (£20 psf).

Repairs / Insurance

The space will be offered on effective full repairing and insuring terms with an apportioned service charge for the recovery of common costs such as external and common area repairs and maintenance, building management and insurance.

Service charge details available upon request.

Rates

According to the LPS website the suite has been assessed for rates as follows :-

NAV - £ 34,400

Rate Poundage for 2021/22 - £0.543147

Rates Payable 2021/22- £18,684 per annum

Value Added Tax

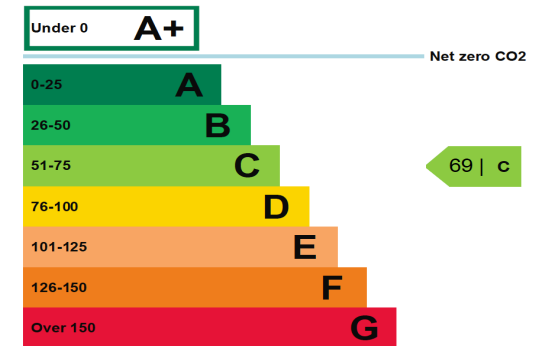
All prices and outgoings are exclusive of but may be liable to VAT.

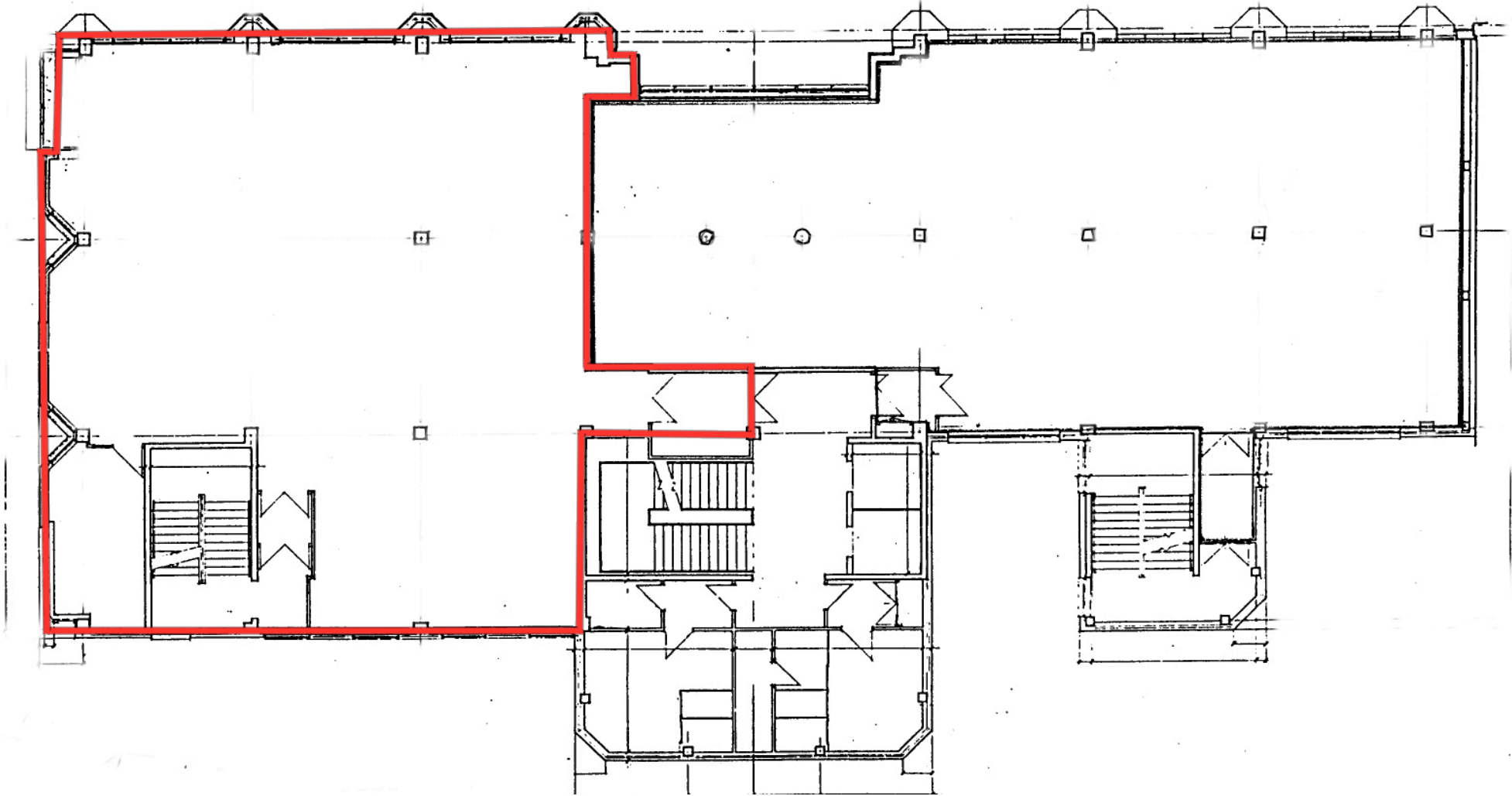
EPC

The property has an Energy Efficiency rating of C69.

The full Certificate can be made available upon request.

This property's current energy rating is C.





Contact

Strictly by appointment with the Letting agent.
For further information please contact:

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