



NO VAT ON RENT

TO LET

HARVESTER HOUSE, 4 ADELAIDE STREET, BELFAST, BT2 8GE

CITY CENTRE RECENTLY REFURBISHED GRADE A OFFICE ACCOMMODATION, SUITES FROM 1,806 - 9,416 SQ FT WITH ON-SITE CAR PARKING

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.
- Suites available from 1,806 - 9,416 sq. ft.
- Recently refurbished Grade A office building.
- Secure surfaced on-site car parking.
- 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

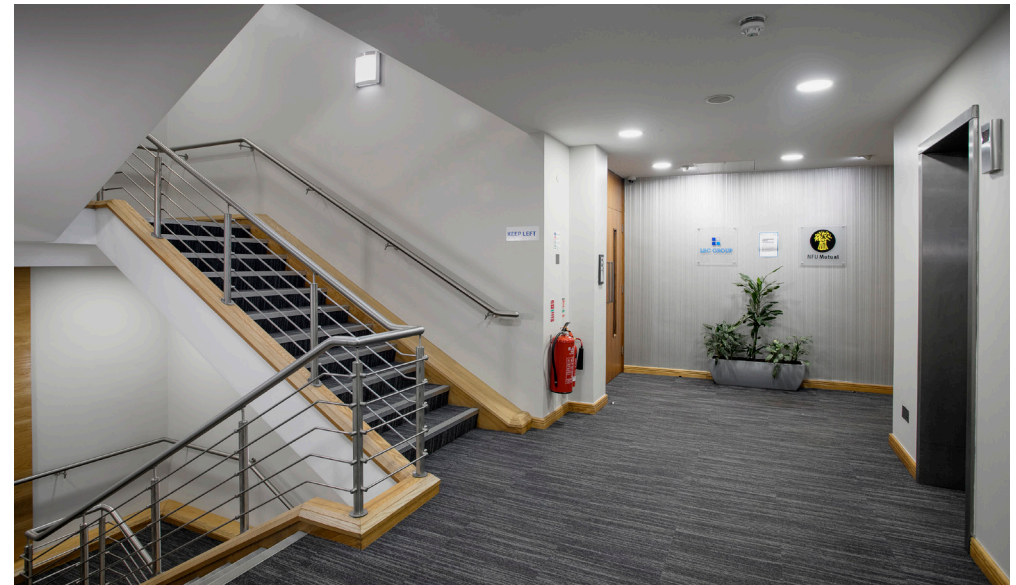
Harvester House is located close to the Belfast Glider Rapid Transport System route and is a short walk from the proposed Belfast Transport Hub at Weavers Cross the first phase of which is due for completion by 2023.

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.





4TH FLOOR OFFICE - RECENTLY LET TO CALNEX SOLUTIONS PLC





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 suites have been finished to a high 'ready to go' standard.

Accommodation

Description	Sq. Ft
Ground Floor	2,300
Part 1st Floor (A)	3,206
Part 1st Floor (B)	2,104
Part 2nd Floor	1,806
4th Floor	Let to Calnex Solutions plc

***Please note, first floor suites could be combined to provide 5,310 sq. ft.**

Proposed Lease Details

Term - By negotiation, subject to periodic rent review

Rent - Upon application.

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

GF NAV	£29,695
Part A FF NAV	£37,850
Part B FF NAV	£27,100
SF NAV	To be reassessed
Rate poundage 20/21/22	0.543147

Value Added Tax

No VAT will be charged on rent.

EPC

The property has an Energy Efficiency rating TBC.

The full Certificate can be made available upon request.

Contact

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

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