

**TO LET**

# Titanic Suites, 55-59 Adelaide Street, Belfast, BT2 8FE

PRIME SERVICED OFFICES - FLEXIBLE OPTIONS AVAILABLE

**Lisney**

COMMERCIAL REAL ESTATE



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## FEATURES

Prime city centre location

Within Belfast Central Business District

Within a few minutes' walk of train and bus stations

Modern, serviced offices

Flexible terms available

Facilities include 24 hour access, receptionist /concierge, showers & passenger lift

High speed broadband

DDA Compliant

### LOCATION

Titanic Suites are situated on Adelaide Street, within the Central Business District.

The city centre location is within minutes' walk of both Lanyon Place Train Station and Great Victoria Street Station.

The new Weavers Cross Transport Hub is currently under construction and is just a 7 minute walk from the building.

Titanic Suites occupies a landmark B2 Listed former Linen Warehouse. The building dates to 1903 and was designed by H W E Hobart architects. The building has been recently refurbished and benefits from all modern facilities while still retaining some period features.

With its prominent location in the business hub of Belfast, Titanic Suites is the "Perfect Partner for Your Business."

Surrounding occupiers include Liberty IT, Belfast City Council, McKees Solicitors, Companies House & Chartered Accounts Ireland.

Titanic Suites also benefits from a number of complimentary surrounding amenities including Starbucks, Caffe Nero, Zen Restaurant Puregym and Premier Inn.

### DESCRIPTION

Each floor contains its own communal kitchen area & ladies, gents and disabled toilet facilities. The second and fourth floor even have private showers for use making us the perfect location for the health conscious who like to cycle to work.

Internally the building is finished to a high standard and has recently benefited from refurbishment works.





## ACCOMMODATION

Titanic Suites can offer multiple options to suit your needs.

Please get in contact to discuss your space / desk requirements.

## LICENCE DETAILS

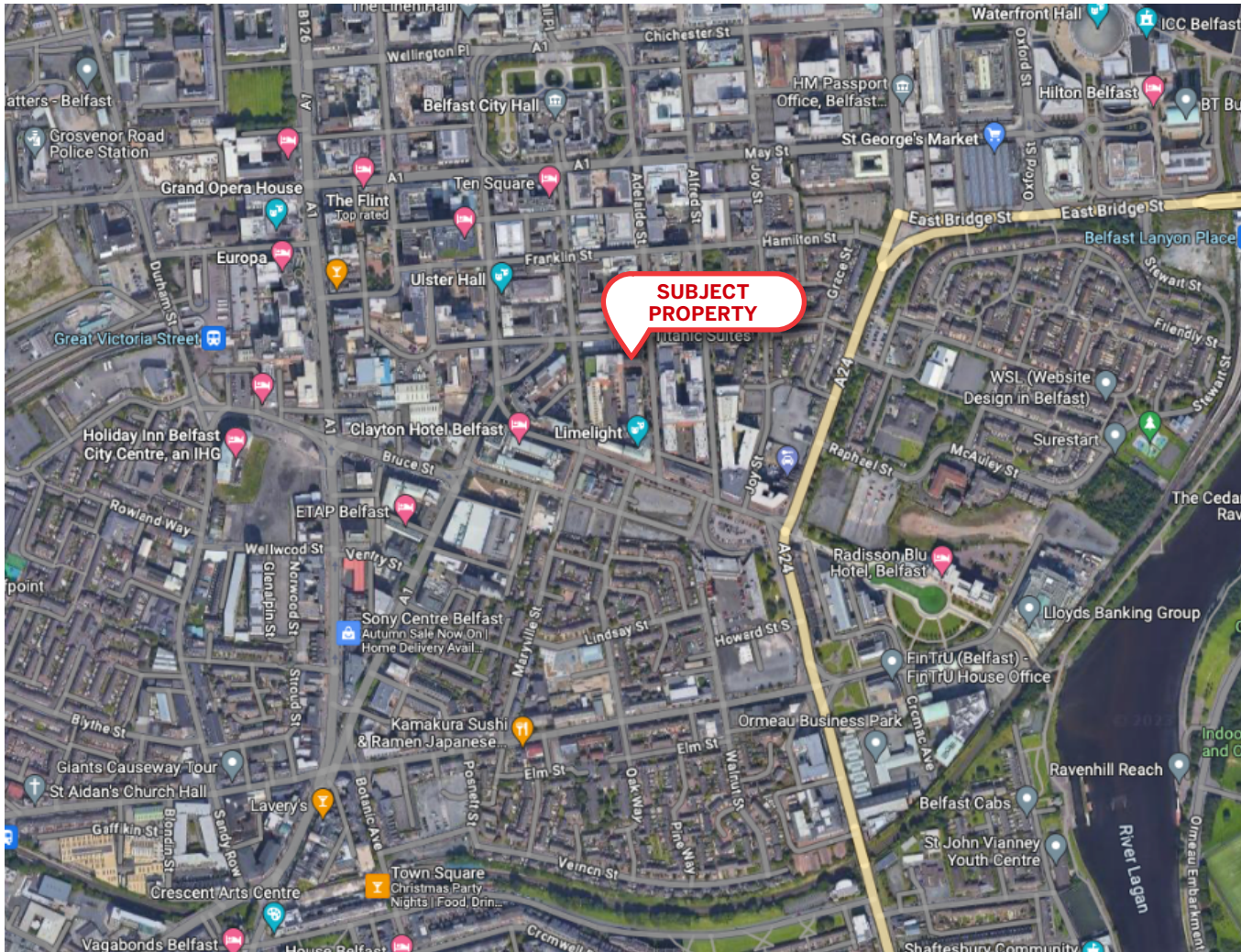
Term: Flexible

Rent: Upon application. The monthly rent includes rent, rates, utilities and all services, including receptionist service, mail handling and call handling.

\*Please note that meeting space or boardroom hire and additional services are subject to an additional charge.



## LOCATION



## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

# Lisney

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

### Lisney Commercial Real Estate

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