

savills

TO LET

**FULLY FITTED & FURNISHED PRIME GRADE A
OFFICES 6,942 SQ FT (645 SQ M)**



1ST FLOOR, 2-10 EAST BRIDGE STREET, BELFAST, BT1 3NQ

Overview

The 1st floor has been fully refurbished and fitted to the highest standard offering a fully fitted and furnished space which is ready to walk into.

The new fit out is of exceptional quality and offers an incoming tenant a ready made solution with minimal set up cost.



Currently laid out for c. 50 desks, 4 offices, 2 meeting rooms & boardroom



Superb range of informal meet up and collaborative space



Open plan floor plate of 6,942 sq ft with light on 3 sides



Fully fitted and furnished suite



Dedicated kitchen



Dedicated WC's with shower



Building EPC A





Lease Terms

Rent: £30.00 per sq ft exc (fully fitted and furnished)

Rates

We have been advised by the Land and Property Services of the following rating information:

NAV for the year 25/26: £94,800

Estimated Rates Payable: £59,401

Service Charge

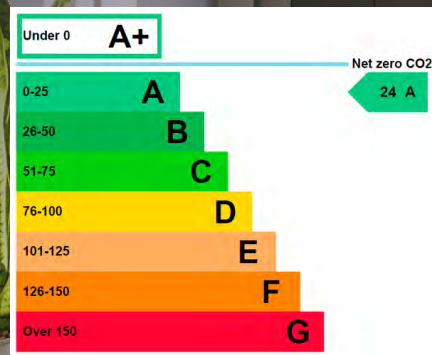
£5.20 per sq ft

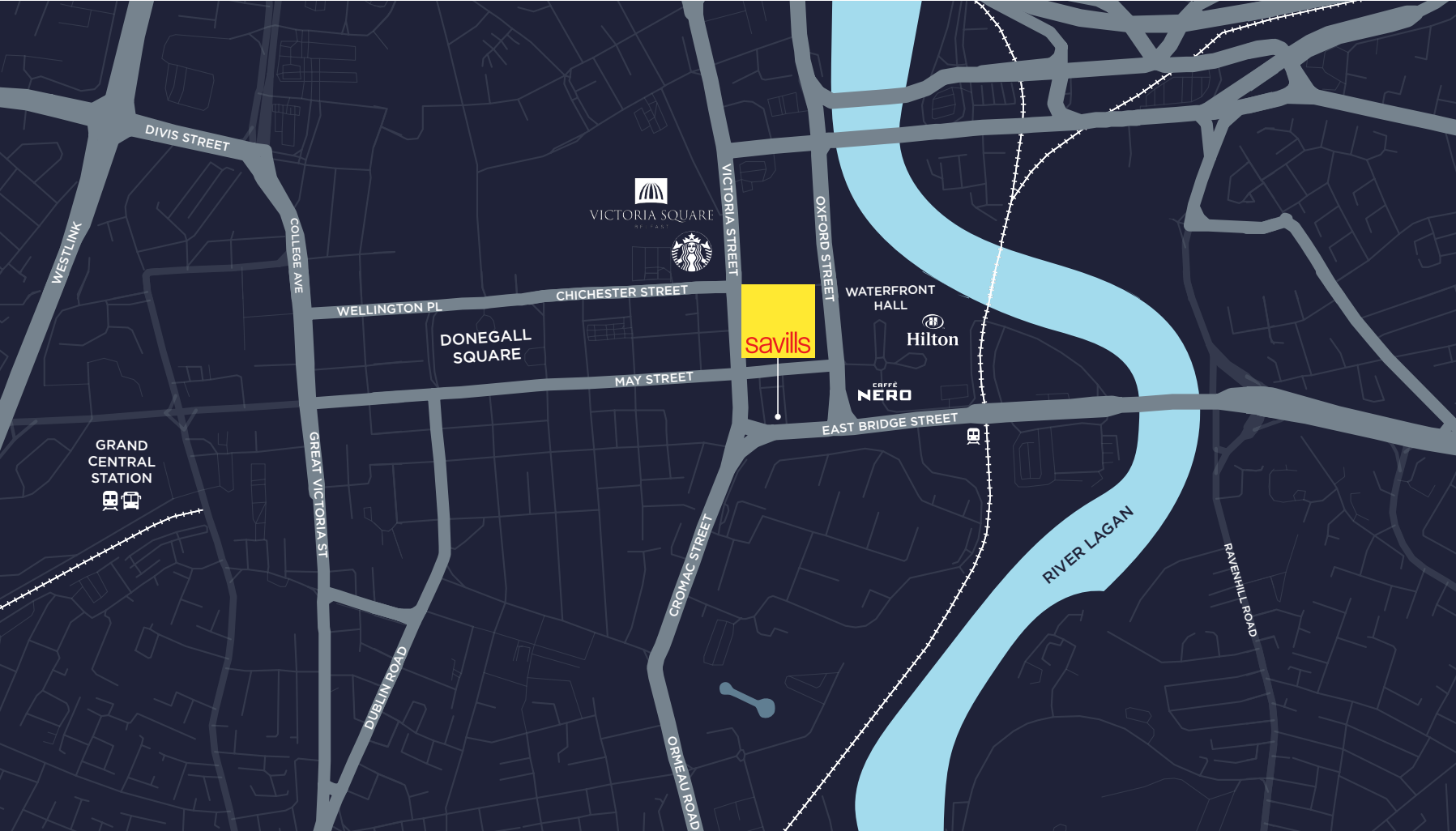
VAT

All prices quoted are exclusive and therefore may be liable to VAT.

EPC

A24. Full EPC certificate available on request.



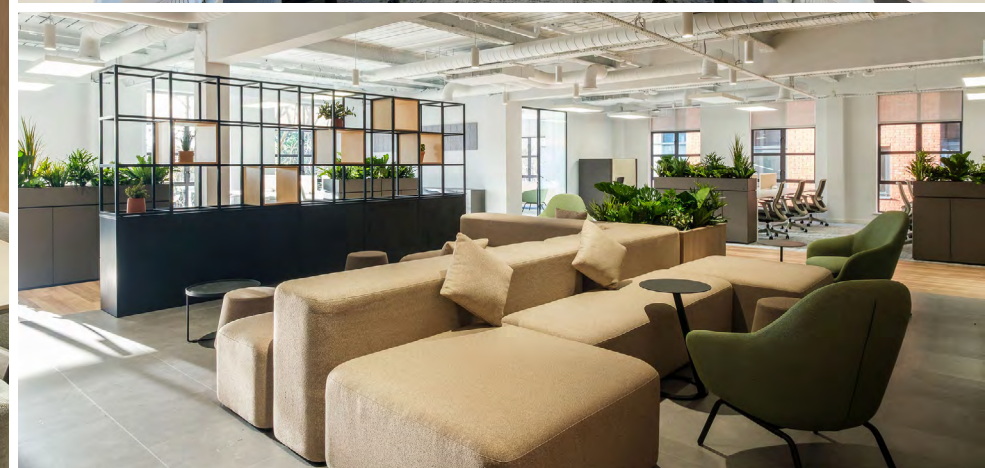


Location

2-10 East Bridge Street is situated in the heart of Belfast within a 5 minute walk of Lanyon Place Train Station. Nearby amenities include Victoria Square, Caffe Nero and Starbucks.

The building's current tenants include Open Text and Shoosmiths. Neighbouring office tenants include Pinsent Mason, KPMG, IQEQ, Allstate, Santander and BT. The building is also adjacent to the Law Courts, Belfast Waterfront Hall & Convention Centre and the Hilton Hotel.





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