



**BEDFORD
HOUSE**

16-22 Bedford Street Belfast BT2 7FD



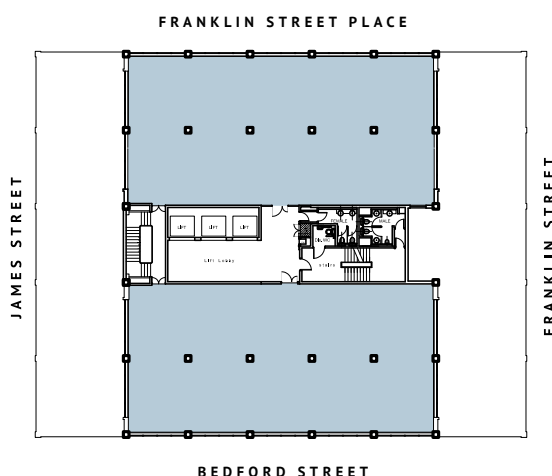
Bedford House is an iconic building in a prestigious location close to the City Hall, in the heart of Belfast's Central Business District, and directly opposite the new Grand Central Hotel. It is perhaps the City's best known and most highly regarded office building.

10 floors of naturally lit office suites, with retail units on the ground floor and the Franklin & James coffee shop at mezzanine level. Office tenants include EY, Marsh/Mercer, Arup, Causeway, General Medical Council and McCadden Creative. Nearby occupiers are Invest NI and the head offices of Danske Bank, Bank of Ireland and Ulster Bank.



The office suites are currently in a shell condition but will be fitted out to meet the requirements of each tenant. The landlord's finishes in the tenants' accommodation are of the highest quality, and on-site car-parking is available.

The Bedford House experience emphasises quality and service. The spacious and impressive entrance lobby leads by a glass staircase to the Franklin & James coffee shop, which is increasingly popular as a meeting place with both tenants and visitors. On the 9th floor, tenants have the benefit of a fully equipped gymnasium and meeting rooms equipped with latest hi-tec AV/IT facilities, and capable of providing full conference facilities for 50 persons.



Seventh Floor Plan

AVAILABLE ACCOMMODATION

FLOOR	SQ M	SQ FT
1st Floor	218 Sq m	11,200 Sq ft
2nd Floor	302 Sq m	3,250 Sq ft
7th Floor	600 Sq m	6,458 Sq ft
8th Floor	298 Sq m	3,207 Sq ft



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