



ADELAIDE HOUSE

MANAGED OFFICES

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FOR FORWARD THINKING BUSINESSES

Adelaide House Hawthorn Business Centre Falcon Road  
Belfast BT12 6SJ Tel: 0289 038 7000

# MANAGED OFFICES

FOR FORWARD THINKING BUSINESSES



MODERN BUSINESS OFFICES CLOSE TO BELFAST CITY CENTRE WITH EXCELLENT AMENITIES, ACCESSIBILITY AND FREE PARKING AVAILABLE ON FLEXIBLE TERMS.

With 24 hours/7 days a week access and CCTV security, easy access to major road, rail and air travel links, free car parking and competitive rates, Adelaide House is geared to cater for the needs of forward thinking and fast moving businesses operating in today's markets.

The managed offices have been designed to provide an inspirational working environment with ready to occupy offices and floor space, a refreshments and relaxation area, and rooms for meeting or just thinking.

**At a fixed-price cost structure with VERY flexible lease arrangements from 3+ months including:**

- Fully furnished 1 person to 10 persons occupancy offices from 95 sq ft to 720 sq ft
- Free Wi-Fi and ready to use super-fast broadband with 50MB Fibre
- Heating and electricity
- Water and busines rates
- Boardroom and meeting facilities
- Free on site car parking
- On-site management and 24 hours CCTV security with a door entry system
- Reception/secretarial services including telephone answering, mail handling and message forwarding
- Cleaning services including communal areas and individual offices
- Canteen facilities
- Seating areas
- A location with access to superb retail, leisure and transport facilities

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## FULLY FURNISHED OFFICE AND MEETING ROOM FACILITIES

FOR A FIXED PRICE STRUCTURE WITH VERY FLEXIBLE LEASE ARRANGEMENTS FROM 3+ MONTHS:

**The only additional costs will be:**

- Hire of conference and board room facilities
- Telephony services including calls and line rental
- Postage



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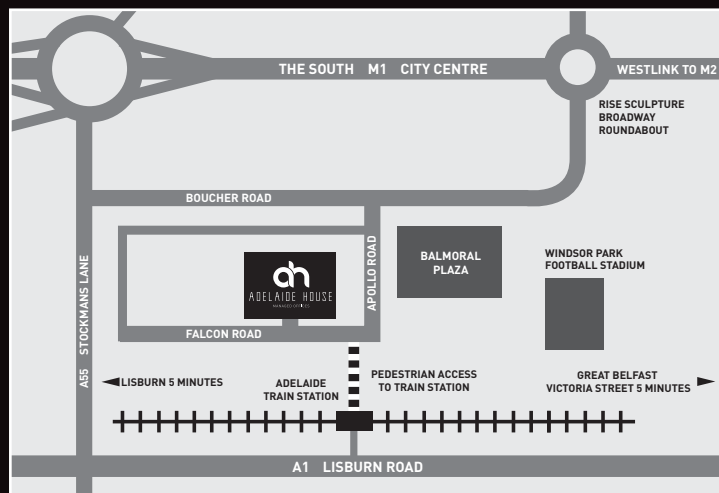
## ACCESSIBILITY

A LOCATION WITH ACCESS TO SUPERB RETAIL, LEISURE AND TRANSPORT FACILITIES...  
... AND WITH FREE CAR PARKING ON SITE

Adelaide House managed offices are located on Falcon Road off Boucher Road and within easy access to the motorway network (M1) at the Broadway Roundabout (The 'Rise' sculpture), which connects to the city centre and both George Best City and International airports.

Adelaide railway station with its regular direct train services to Belfast Great Victoria Street station and other parts of the province is only a short walk away.

There are shopping amenities at the Balmoral Plaza, within easy walking distance from Adelaide House.



For viewing and further information please contact: [reception@causewayassetmanagement.com](mailto:reception@causewayassetmanagement.com)