



TO LET

Prime City Centre Offices
from c. 3,315 to 25,726 sq ft

21 Linenhall Street
Belfast
BT1 3LP



LOCATION

Belfast, the capital of Northern Ireland is located approximately 103 miles north of Dublin and 75 miles south east of Londonderry. Belfast is the largest urban settlement within Northern Ireland, having a population of c. 670,000 within its Metropolitan area.

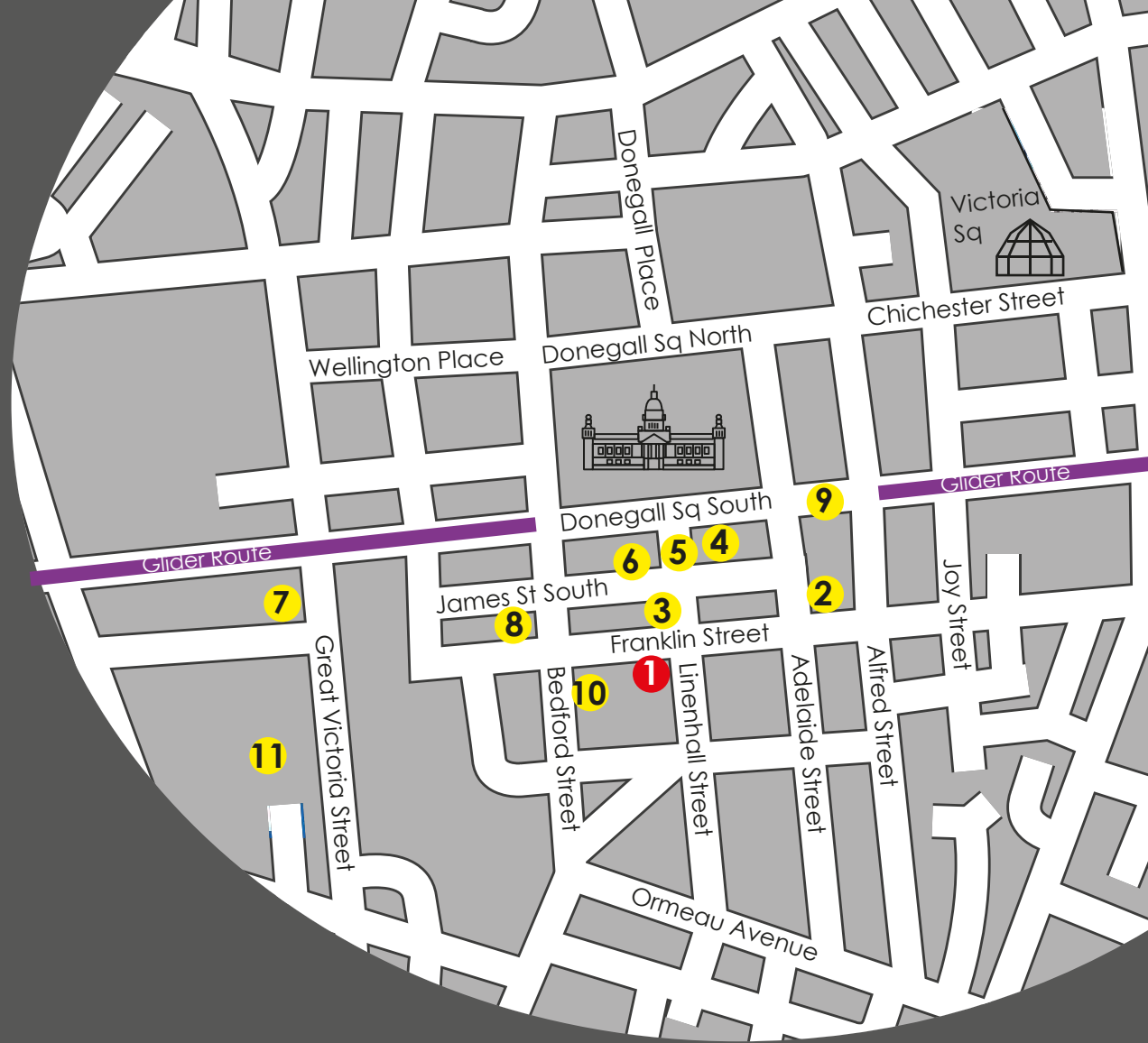
A thriving, diverse economy, skilled workforce and attractive cost base have rendered Belfast a 'city on the rise' in recent years. Talent, technology and tenacity underpin its success in key growth sectors such as Fintech, Cybersecurity, professional services and the creative industries.

The building is prominently located on the junction of Linenhall Street and Franklin Street within the Linen Quarter, an area of distinctive townscape character and in the heart of Belfast's Central Business District, a short walk from the prime retail pitch.

The subject benefits from its proximity to the city's main transport hubs to include Lanyon Place Railway Station, the new Weavers Cross Transport Hub which is being developed on the existing Great Victoria Street Bus and Rail Station, and the Metro Bus Terminus at City Hall. The property is also in close proximity to the Glider route and a Belfast Bike Dock is located within a 1 minute walk.

Occupiers in the vicinity include Ten Square Hotel, Deanes Deli, Starbucks, Snax in the City, Capita Services, C & J Black Solicitors, Grand Central Hotel and the Ulster Hall

- | | |
|------------------------|----------------------------------|
| 1. 21 Linenhall Street | 7. Grand Opera House |
| 2. Starbucks | 8. Grand Central Hotel |
| 3. Snax in the City | 9. Glider Bus Stop |
| 4. Capita Services | 10. Ulster Hall |
| 5. Belfast Bike Dock | 11. Great Victoria Train Station |
| 6. Ten Square Hotel | |



c. 10 mins Drive from George Best Belfast City Airport and c. 30 Mins Drive from Belfast International



c. 5 mins walk to Great Victoria Street Station and c. 10 mins walk to Lanyon Place Station



Situated on the Glider Route with many of the Metro services a few minutes walk away



Easily accessed via the M1, M2, M3, with an abundance of public car parking in close proximity

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Artist's Impressions of refurbished floors



DESCRIPTION

Available on a floor by floor basis and can be refurbished to tenant's bespoke specification (and rent assessed accordingly), however base fit out will include:

- | Raised access floor
- | Carpeted floor coverings
- | Plastered / painted / exposed red brick walls
- | Suspended ceilings to landlord areas / exposed painted ceilings to tenant areas
- | Recessed lighting
- | Passenger Lift access
- | Category 6 cabling
- | Air conditioning (heating and cooling)
- | Fully DDA compliant
- | Male / Female / Disabled Wcs
- | On site security

ACCOMMODATION

FLOOR	AREA SQ M	AREA SQ FT
GROUND FLOOR	C. 358 SQ M	C. 3,855 SQ FT
FIRST FLOOR	C. 409 SQ M	C. 4,405 SQ FT
SECOND FLOOR	C. 428 SQ M	C. 4,611 SQ FT
THIRD FLOOR	C. 454 SQ M	C. 4,890 SQ FT
FOURTH FLOOR	C. 432 SQ M	C. 4,650 SQ FT
FIFTH FLOOR	C. 308 SQ M	C. 3,315 SQ FT

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 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

EXAMPLE FLOOR LAYOUT



3D render image courtesy of Innov8 Office Design

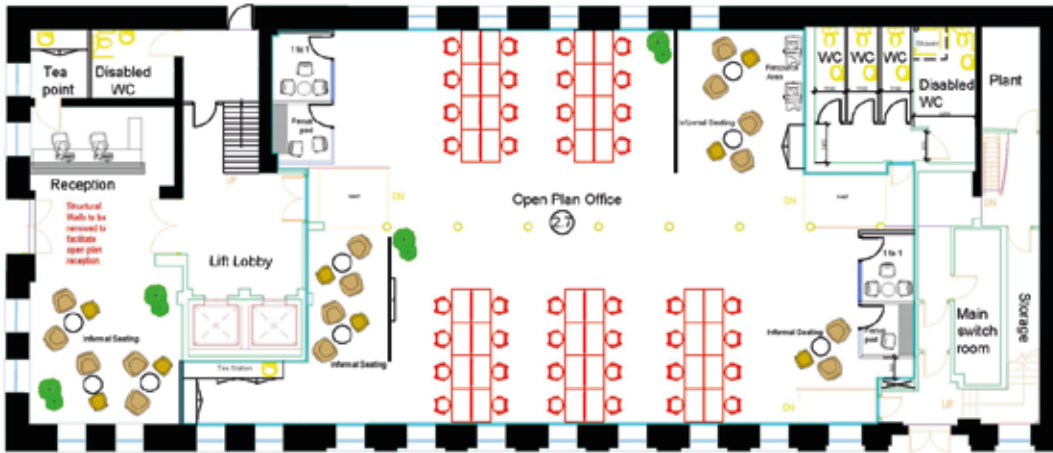
OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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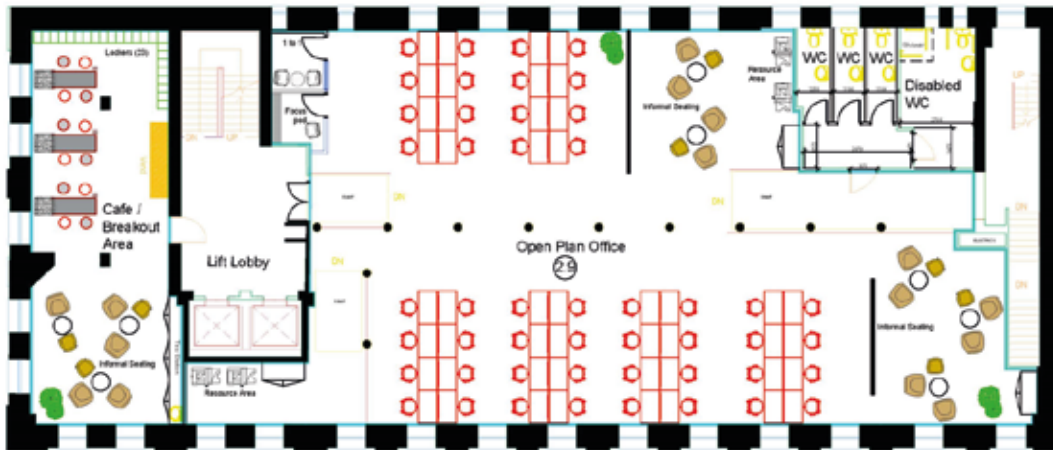
Grade A Offices |



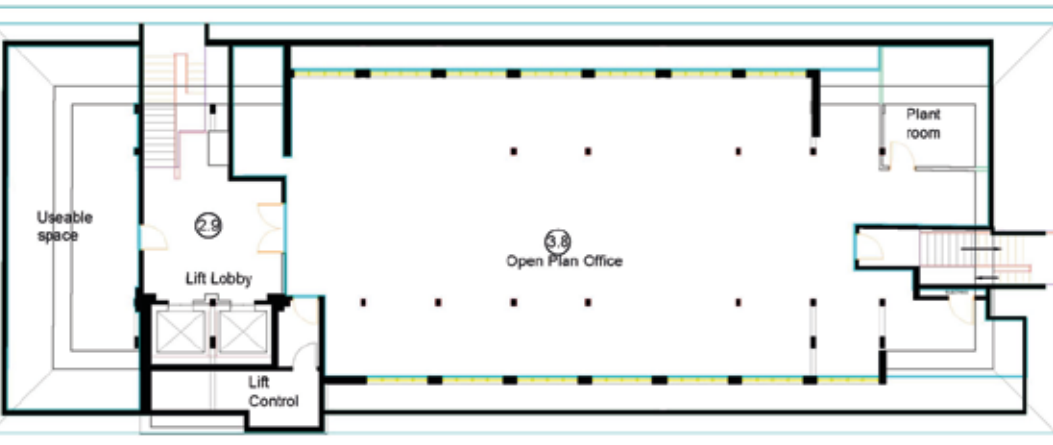
| Artist's Impressions of refurbished floors



Proposed Ground Floor Layout



Proposed 1st - 4th Floor Layout

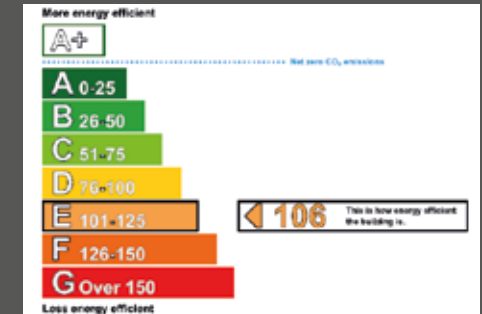


Proposed 5th Floor Layout

LEASE DETAILS

- Term / Rent Reviews:** Negotiable subject to periodic upward only rent reviews.
- Rental:** £21.00 per sq ft - additional / bespoke fit out can be rentalised or paid as a capital cost - further details on request.
- Repairs / Insurance:** Effective FRI lease by way of service charge.
- Service Charge:** Payable in respect of landlord's costs in repairing and maintaining the exterior of the building and common areas.
- Availability:** Q4 2023.
- VAT:** VAT is payable in relation to rent and service charge costs.
- NAV:** To be re-assessed following refurbishment. Estimated rateable value of c. £16.00 p.s.f. once refurbished. Rate in the pound for 2022/2023 is £0.551045.

EPC DETAILS



FURTHER INFORMATION



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