



**OK
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Linenhall Exchange, 26 Linenhall St, Belfast, BT2 8GB

Fully Fitted Ground Floor Office Extending to c. 2,324 sq ft

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.

The subject 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 in close proximity to the City's main transport hubs. In addition, the subject benefits from on street parking and is a short distance from various surface and multistorey car parks. The property is also in close proximity to the Glider route and a Belfast Bike Dock is located within a 1-minute walk.

Occupiers within the building include FEB Chartered Accountants and RB Chartered Accountants. Other occupiers in the vicinity include The Department for the Economy, Chartered Accountants Ireland, McKees Solicitors, Health and Social Care Board and The Public Health Agency.

DESCRIPTION

Linenhall Exchange comprises an imposing period building offering high specification office suites over four levels with a recently refurbished foyer providing a marble tiled entrance lobby and an 8-person access-controlled passenger lift.

The subject is a ground floor suite offering modern finishes and period features with both open plan and cellular office space and benefitting from an abundance of natural light throughout. The suite provides a reception area, large open plan office, three meeting rooms, safe room, modern kitchen and male / female and disabled WC facilities. The suite is finished to a high standard throughout to include painted / plastered walls, carpeted flooring, glazed timber frame partitioning, desk height perimeter trunking, intercom system and secure key-fob entry .

The ground floor is available fully fitted to include all furniture as seen in the photos overleaf.

ACCOMMODATION

DESCRIPTION

Ground Floor (Comprising open plan office, 3 no. meeting rooms, safe room and kitchen)

AREA (SQ M)

c. 216 sq m

AREA (SQ FT)

2,324 sq ft

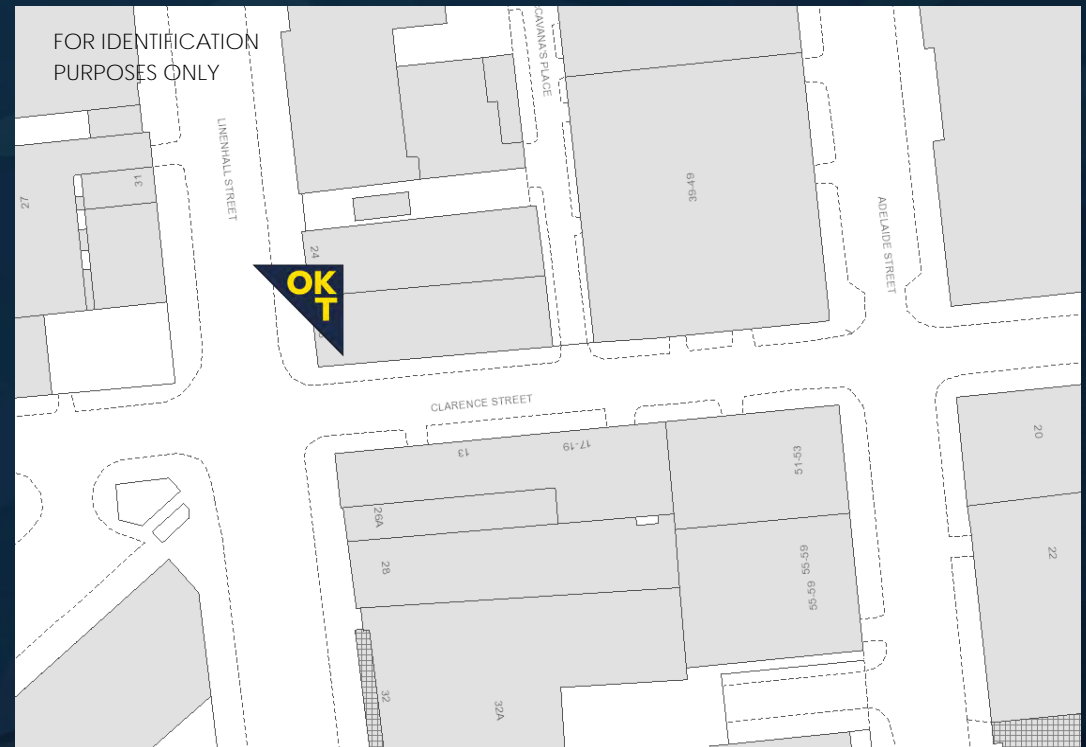
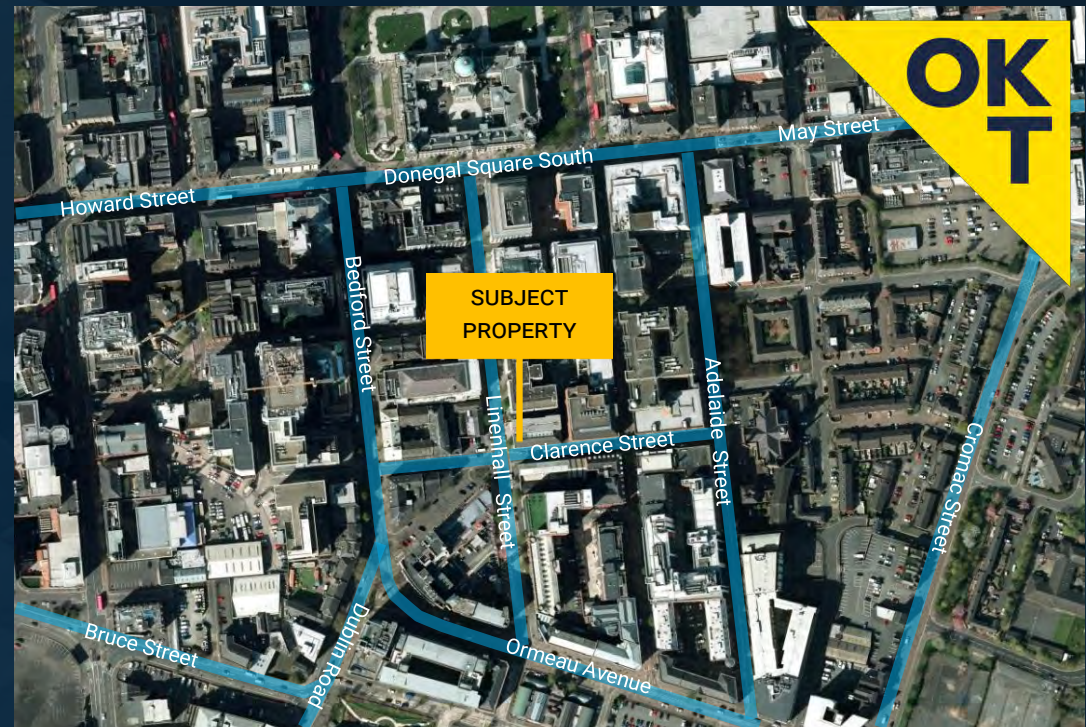
TOTAL ACCOMMODATION

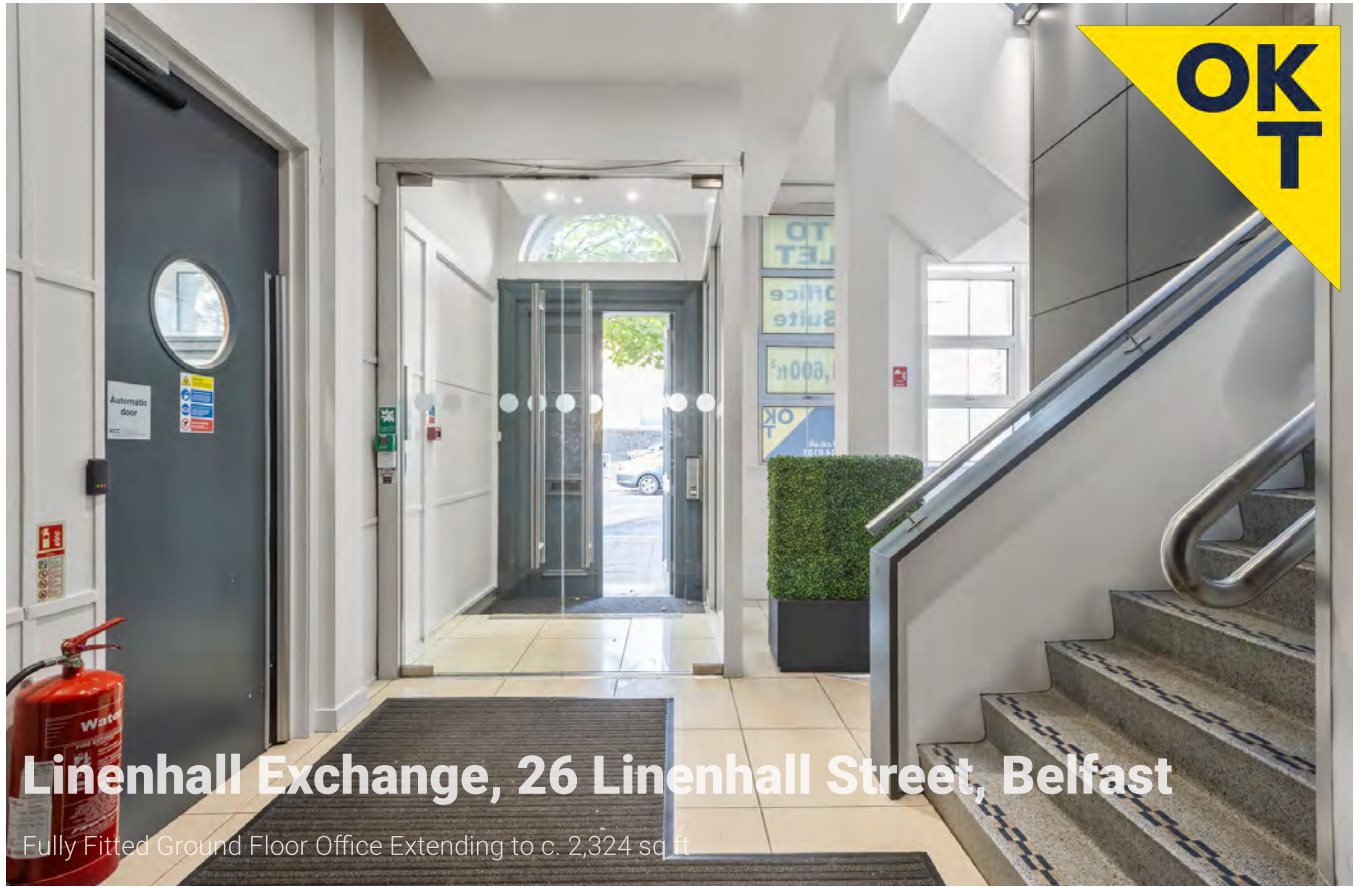
c. 216 sq m

2,324 sq ft

Customer Due Dilligence:

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/uksl/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.

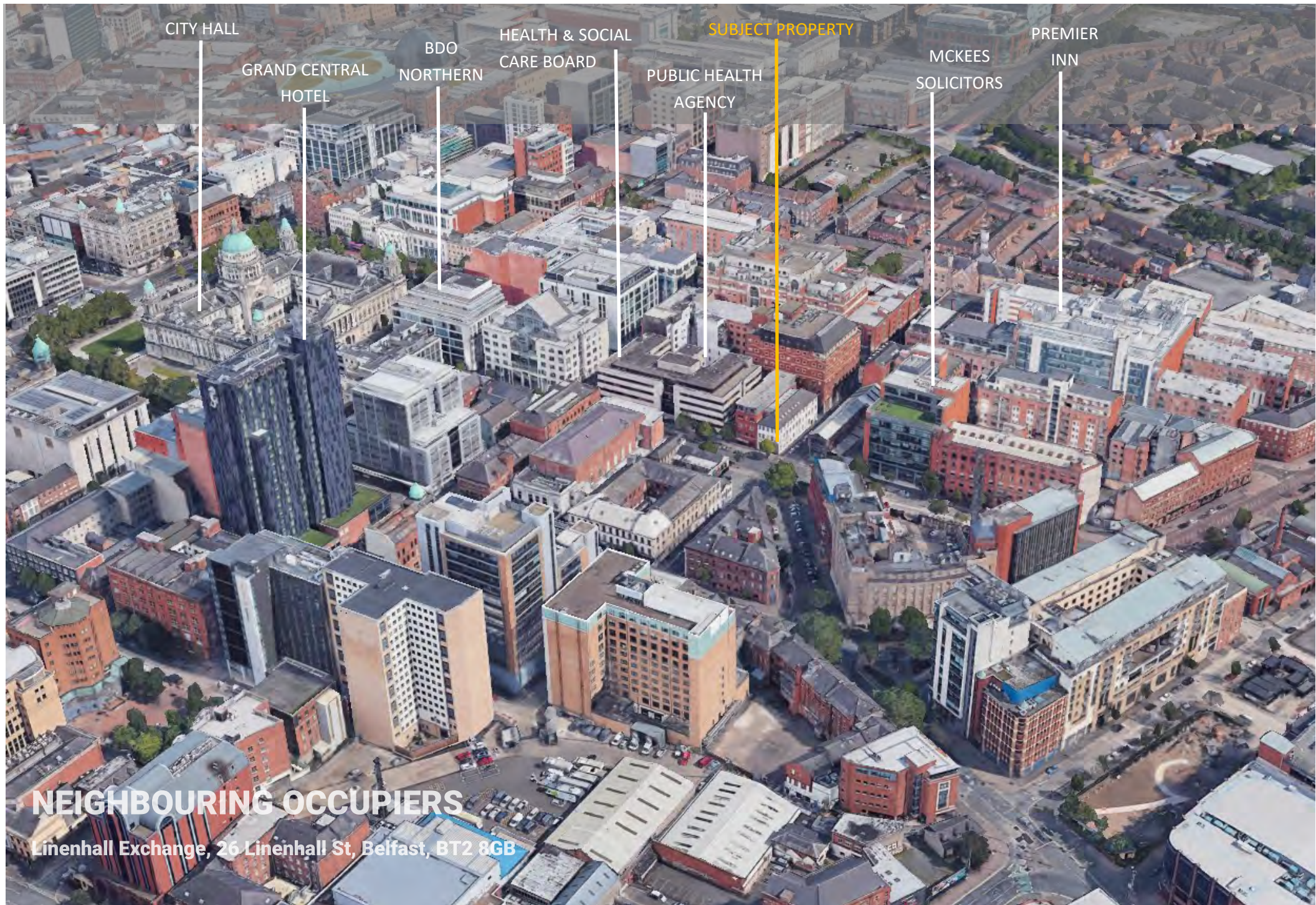




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CITY HALL

GRAND CENTRAL
HOTEL

BDO
NORTHERN

HEALTH & SOCIAL
CARE BOARD

SUBJECT PROPERTY

PUBLIC HEALTH
AGENCY

MCKEES
SOLICITORS

PREMIER
INN

NEIGHBOURING OCCUPIERS

Linenhall Exchange, 26 Linenhall St, Belfast, BT2 8GB

LEASE DETAILS

RENT: £40,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Tenants are responsible for internal and external repairs by way of service charge.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

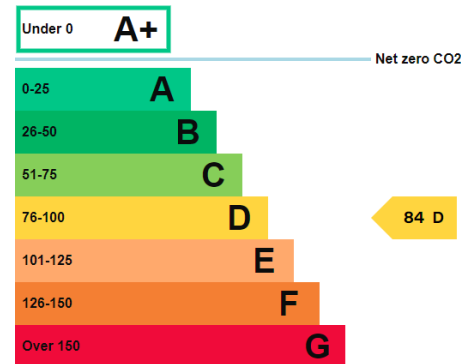
NAV: £21,900

Estimated rates payable in accordance with LPS Website: £12,531.64

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Energy rating and score

This property's current energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

