



TO LET

Modern City Centre Office Suites from c. 1,690 sq ft (157 sq m)

Linenhall Exchange, 26 Linenhall Street, Belfast BT2 8BG

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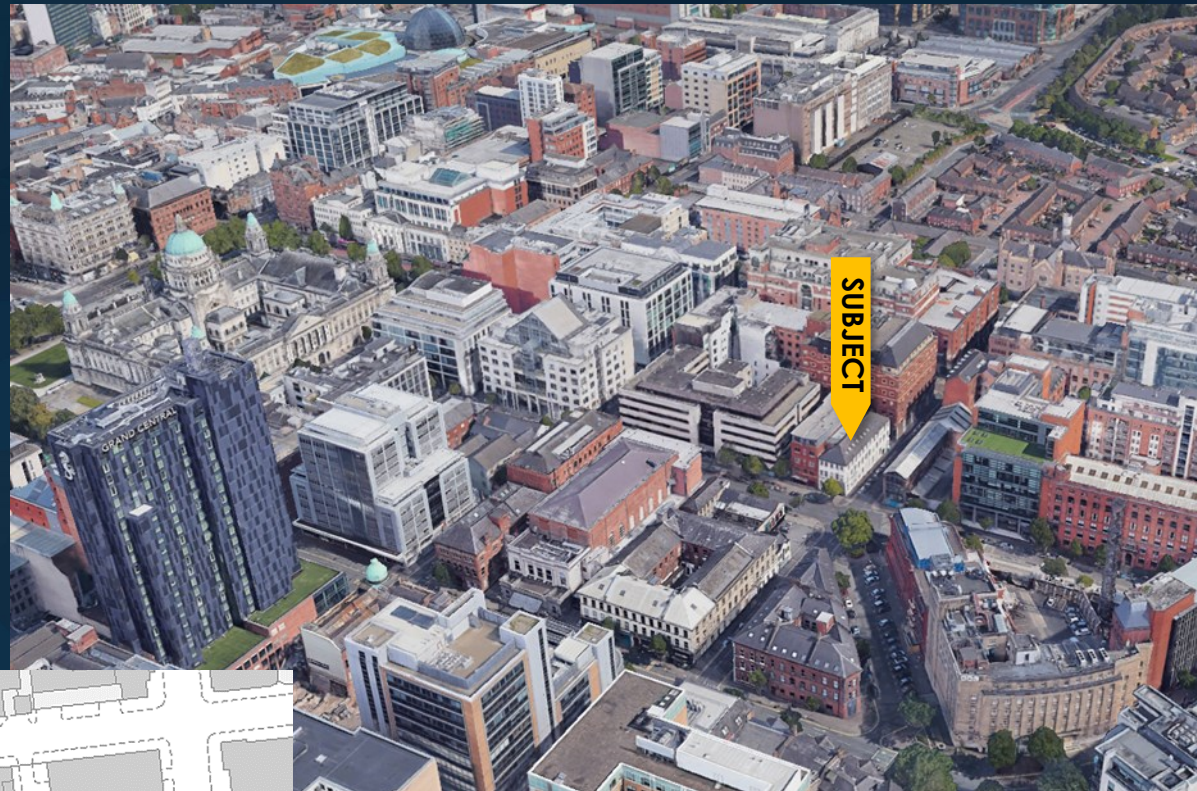
LOCATION

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, and a prime office location within the city, hosting a number of public and private sector occupiers.

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 suites benefit from on street parking and is a short distance from various surface and multistorey car parks to include, Linenhall Street West, Ormeau Avenue and NCP Dublin Road. 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 Olenick Global, FEB Chartered Accountants, Chartered Accountants Ireland and McKees Solicitors., Health and Social Care Board, Public Health Agency and Belfast City Council.



EASILY ACCESSED VIA THE M1, M2 & M3 WITH AN ABUNDANCE OF PUBLIC CAR PARKING IN CLOSE PROXIMITY



SITUATED ON THE GLIDER ROUTE WITH MANY OF THE METRO SERVICES WITHIN A FEW MINUTES WALK



10 MINS WALK TO GREAT VICTORIA STREET BUS & RAIL STATION / LANYON PLACE TRAIN STATION



10 MINS DRIVE TO GEORGE BEST BELFAST CITY AIRPORT AND C. 30 MINS DRIVE TO BELFAST INTERNATIONAL AIRPORT

DESCRIPTION

The subject comprises an impressive 4 storey office building featuring a recently refurbished foyer with marble tiled entrance lobby and an 8 person access controlled passenger lift.

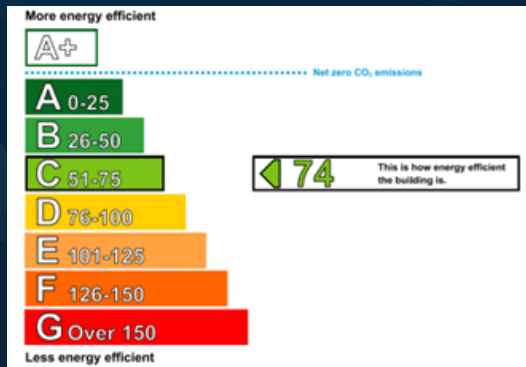
Internally the accommodation on each floor provides both open plan and cellular office space both benefitting from an abundance of natural light. Each floor is finished to a high standard throughout to include painted / plastered walls, carpeted flooring, glazed timber frame partitioning, desk height perimeter trunking, kitchen and male / female WC facilities.

ACCOMODATION

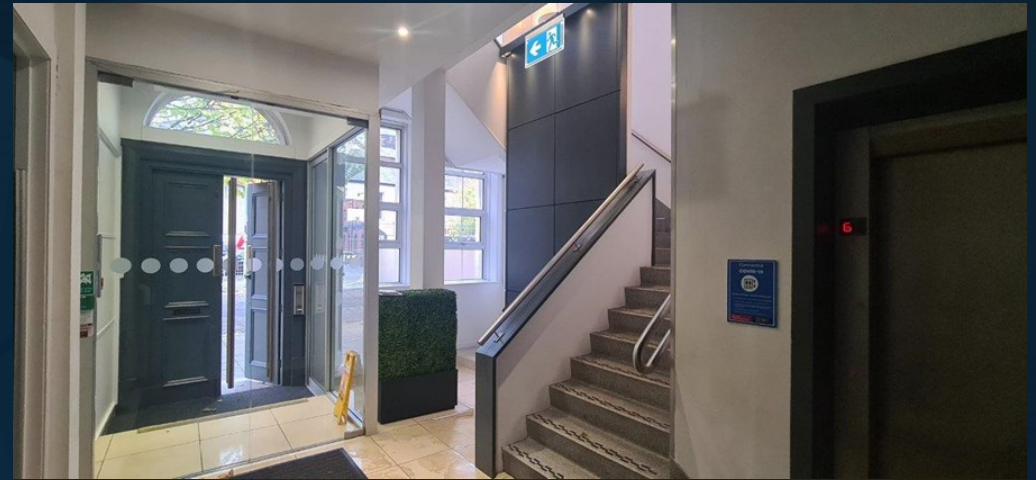
Second Floor - LET

Third Floor - c. 1,690 sq ft (157 sq m)

(To include open plan office , 2 no private offices, reception area and kitchen—see virtual tour below)



EPC CERTIFICATE



LEASE DETAILS

RENT: Second Floor - let
Third Floor - £30,000 per annum exclusive

TERM: Negotiable

REPAIRS/INSURANCE: Full repairing and insuring lease

SERVICE CHARGE: Payable in respect of landlord's costs in maintaining the exterior of the building, lifts and common areas

VAT: Prices/outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV is £11,100.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

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/uksi/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.

FILE 7909



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