



TO LET

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

Linenhall Exchange, 26 Linenhall Street, Belfast BT2 8BG

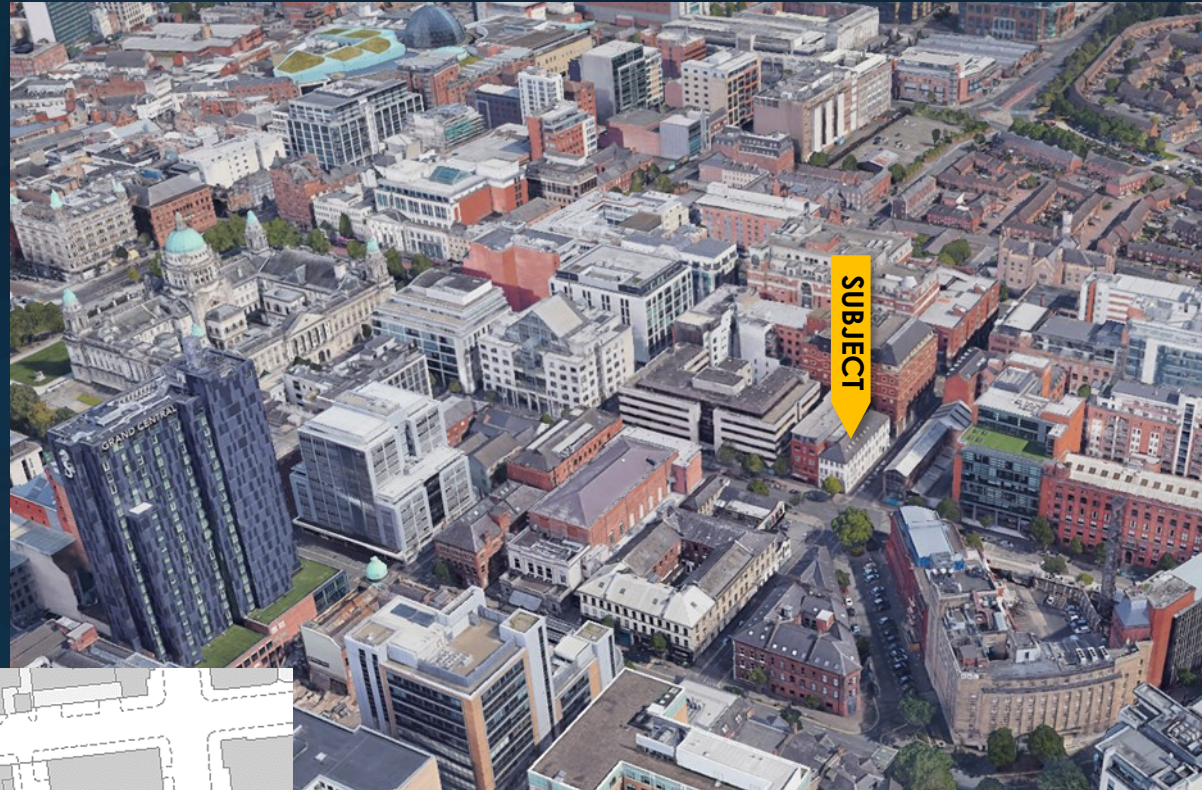
LOCATION

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 Olenick Global, FEB Chartered Accountants, Chartered Accountants Ireland and McKees Solicitors.



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 provides both open plan and cellular office space and is finished to a high standard throughout to include painted / plastered walls, carpeted flooring, wall mounted fluorescent lighting, glazed timber frame partitioning, desk height perimeter trunking, kitchen and male / female WC facilities.

ACCOMODATION

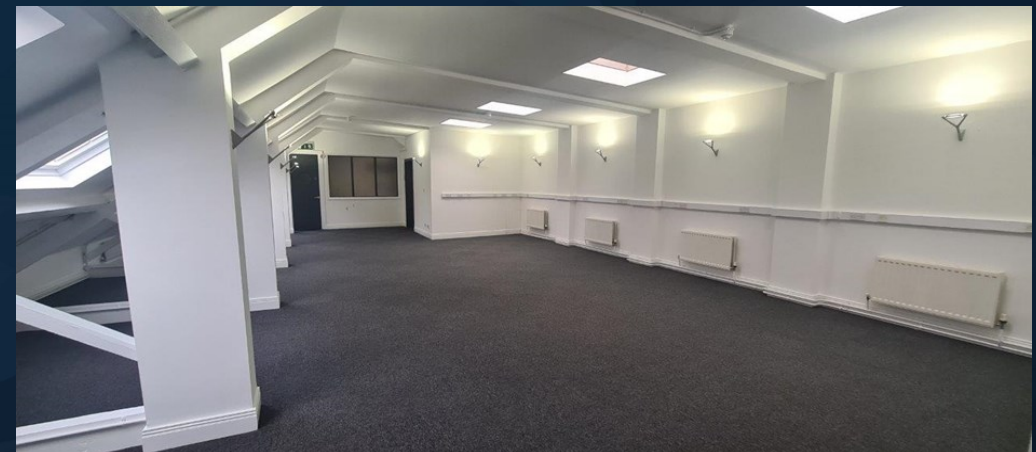
Second Floor - c. 2,435 sq ft (223 sq m)

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 - £42,613 per annum exclusive
Third Floor - £29,575 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

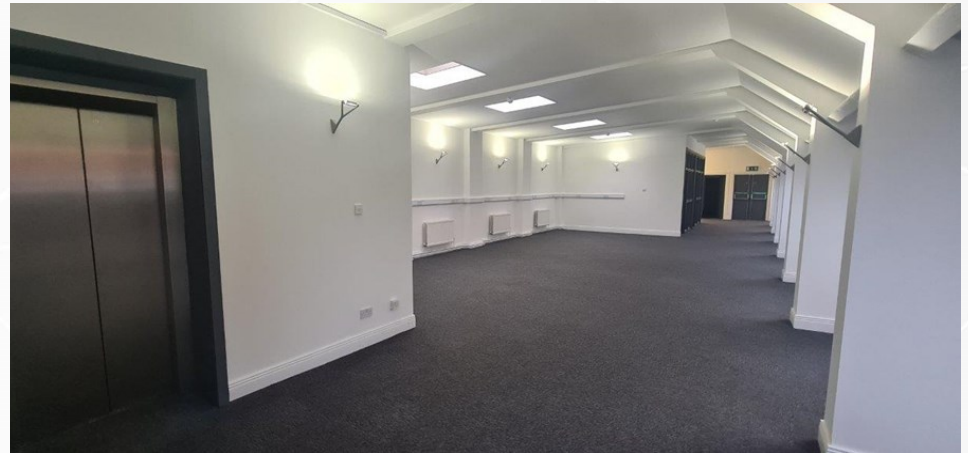
We are advised that the current NAV for the Second Floor is £18,400 and the Third Floor is £11,100. The commercial rate in the pound for 2021 / 2022 is £0.543147.

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/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.

FILE 7909



CONTACT DETAILS

MARK JOHNSTON
mark.johnston@okt.co.uk

ROSS SWEENEY
ross.sweeney@okt.co.uk

028 9024 8181

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.