

**TO LET**  
**PRIME REFURBISHED OFFICE SUITE**  
**LINCOLN BUILDINGS**  
**GREAT VICTORIA STREET, BELFAST**  
**C. 3030 sq.ft**

**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS



## LOCATION

LINCOLN BUILDINGS IS PROMINENTLY LOCATED ON GREAT VICTORIA STREET, ONLY 150M FROM THE EUROPA BUS AND TRAIN STATION AND A 5 MINUTE WALK TO THE CITY HALL.

THE IMMEDIATE VICINITY IS WELL SERVED IN TERMS AMENITIES FOR STAFF WITH CONVENIENCE FOOD, RESTAURANTS AND PUBLIC CAR PARKING ONLY A MINUTES WALK FROM THE BUILDING.

MAJOR NEIGHBOURING OFFICE OCCUPIERS INCLUDE DELOITTE , AXIOM, REGUS, BBC AND HMRC.

## DESCRIPTION

THIS SEVEN STOREY RED BRICK WAREHOUSE, HAS BEEN SUBSTANTIALLY REFURBISHED TO PROVIDE GRADE A QUALITY OFFICES. THIS GROUND FLOOR SUITE, WHICH IS NOW READY FOR IMMEDIATE OCCUPATION, IS THE LAST REMAINING UNIT WHERE FINISHES INCLUDE

- FULLY REFURBISHED SPACIOUS LOBBY AREA
- LIFTS TO ALL FLOORS
- RAISED ACCESS FLOORS
- CARPETS
- FLOOR BOXES
- FULLY EXPOSED CEILINGS
- AIR CONDITIONING
- LED LINEAR LIGHTING
- SHOWER FACILITIES WITHIN THE BUILDING
- KITCHEN AREA
- W.C'S



**ACCOMMODATION**

**GROUND FLOOR**                      **281.59 SQ.M (3030 SQ.FT)**

**LEASE DETAILS**

**TERM**                                      **BY NEGOTIATION**

**RENT**                                      **ON APPLICATION**

**REPAIRS**                                **INTERNAL REPAIRING**

**SERVICE CHARGE**                    **FULL RECOVERY FROM TENANTS**

**BUILDINGS INSURANCE**            **PROPORTIONATE RECOVERY FROM TENANTS**

**EPC**                                      **AVAILABLE UPON COMPLETION**

**NAV**                                      **TBC**

**TIMESCALE**                          **IMMEDIATE AVAILABILITY**





Google Earth

100 m

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