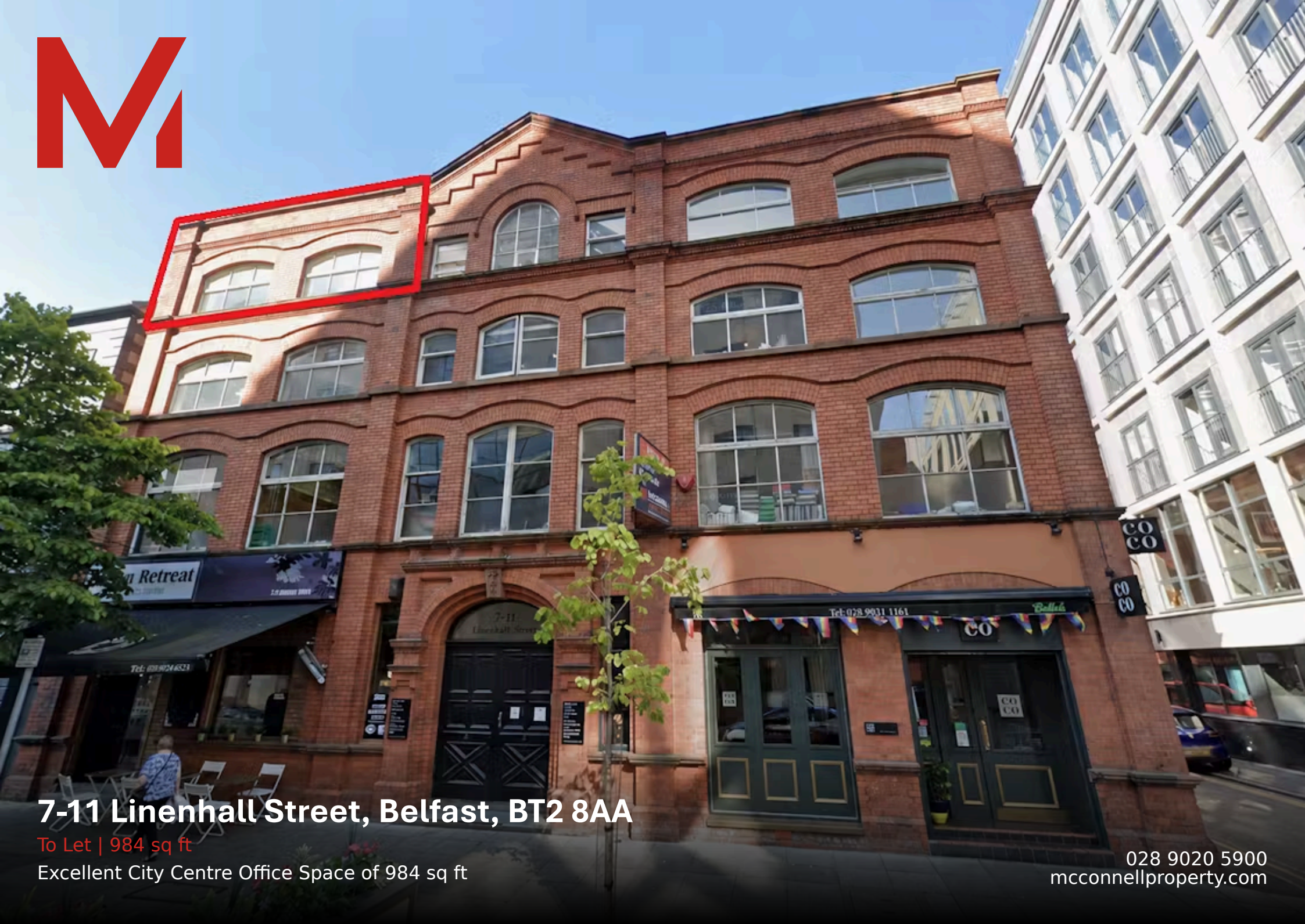




7-11 Linenhall Street, Belfast, BT2 8AA

To Let | 984 sq ft

Excellent City Centre Office Space of 984 sq ft

028 9020 5900
mcconnellproperty.com



7-11 Linenhall Street, Belfast, BT2 8AA

Summary

- Rent: £9,000 per annum
- Business rates: £5,527.47 per annum
- Service charge: £3,582 per annum
- VAT: Applicable
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

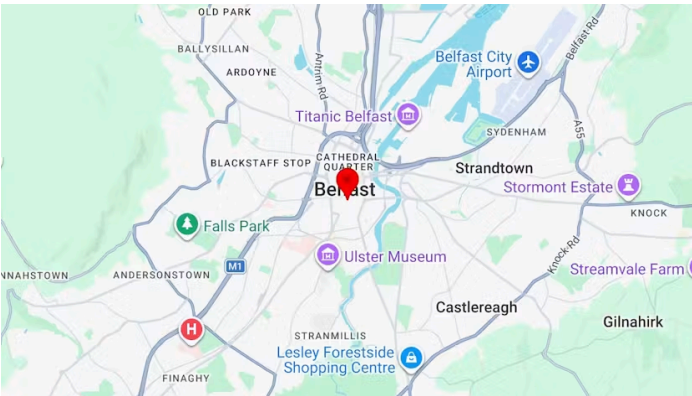


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Location

The subject property is located on Linenhall Street, directly behind Belfast City Hall. Linenhall Street runs parallel to Bedford Street and Adelaide Street and offers an exceptional city-centre location within easy walking distance of Belfast’s principal business, retail, hospitality and transport hubs.

Belfast City Hall is approximately a 2 minute walk from the property, while the location also benefits from immediate access to Metro and Glider bus networks.

Other occupiers in the building include Crawford Lockhart Black, Magnus Marketing, Citygate Insurance Service and Michelle Atkinson Surveying.



Description

Third Floor Office of c. 907 sq ft comprising of 606 sq ft of open office space pls to smaller meeting rooms of 109 sq ft and 113 sq ft.

This third floor office suite is accessed via a common entrance lobby with a lift serving the upper floors. The accommodation, which is open plan, is finished to a good standard. Additionally, a communal kitchen and toilet facilities are available within the building.

Accommodation

Name	sq ft	sq m
3rd - Floor Office	984	91.42
Total	984	91.42

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.

