



TO LET- GRADE 'A' OFFICE ACCOMMODATION
PART 4TH FLOOR, THE LINENHALL, 32-38 LINENHALL STREET,
BELFAST BT2 8BG
C.1,784 SQ FT (165.7 SQ M)



LOCATION

Linenhall Street is located on the south side of Belfast City Hall in the heart of the traditional office core, two minutes walk from the main city centre bus terminus located immediately adjacent to the City Hall. The Linenhall is centrally located within the Linen Quarter which represents an area of distinctive townscape within Belfast City Centre, renowned for its historical and architecturally rich Georgian and Victorian heritage.

A large number of corporate and Government headquarter buildings are located within the immediate area. Current occupiers include; Ulster Bank, HSBC, BBC and Belfast City Council.



DESCRIPTION

The Linenhall provides high specification Grade A office accommodation over ground and eight upper floors and benefits from a striking fully glazed frontage. The accommodation is accessed via a main entrance foyer with the upper floors being serviced by two high speed lifts.

Occupiers within the building include; ARUP, William Ewart Properties, First Source, Smith & Williamson and the Institute of Chartered Accountants in Ireland.

Car parking is provided in the basement, accessed from Adelaide Street.

ACCOMMODATION

The accommodation is fitted out to a high specification to include:-

- Raised access flooring
- Category II lighting with suspended ceilings throughout
- Male, female and disabled wc's on all floors
- Full air conditioning (heating & cooling)
- Floor coverings
- Two high speed lifts
- Fully glazed frontage

ACCOMMODATION

Part 4th Floor	1,784 sq ft (165.7 sq m)
----------------	--------------------------

LEASE DETAILS

Part 4th Floor

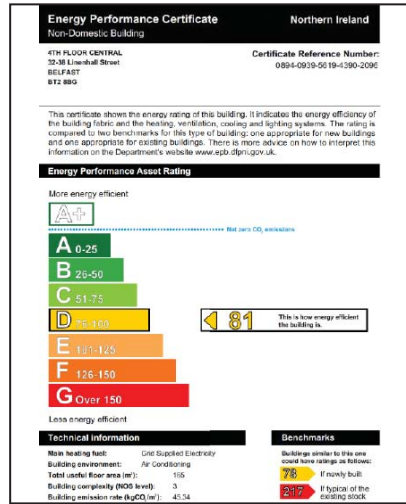
Term: A new 10 year FRI lease

Rent: £35,680 per annum exclusive

Rent Review: 5 yearly upwards only

Service Charge: A service charge will be levied to cover security, cleaning and maintenance costs. This is estimated to be £2.71 per sq ft.

EPC



RATEABLE VALUE

Estimated Rates Payable - Part 4th floor £10,700 per annum

VAT

Prices outgoings and rentals are exclusive of but may be liable to Value Added Tax.

LOCATION MAP



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Ian Duddy
ian.duddy@colliers.com

Tel: 028 9024 1500

Property Ref: OFF344

Sole Agent

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers Belfast Limited. Company Registered in Northern Ireland No. NI 614836. Registered Office: 13 Waring Street, Belfast, BT1 2DX.