

TO LET

3rd Floor, 40 Linenhall Street

Belfast, Co. Antrim, BT2 8BA

Newly Refurbished Office Suites from 2,917 sq ft to 7,719 sq ft





40 Linenhall Street is a 45,000 sq ft loft style office building.



The 3rd floor will be fully refurbished to provide space from 2,917 sq ft to 7,719 sq ft.



Other tenants in the building include Belfast Chamber of Commerce, Elliots Law, Upstream, The Government of Ireland and Perforce.



Onsite private car parking is available to the rear of the building.

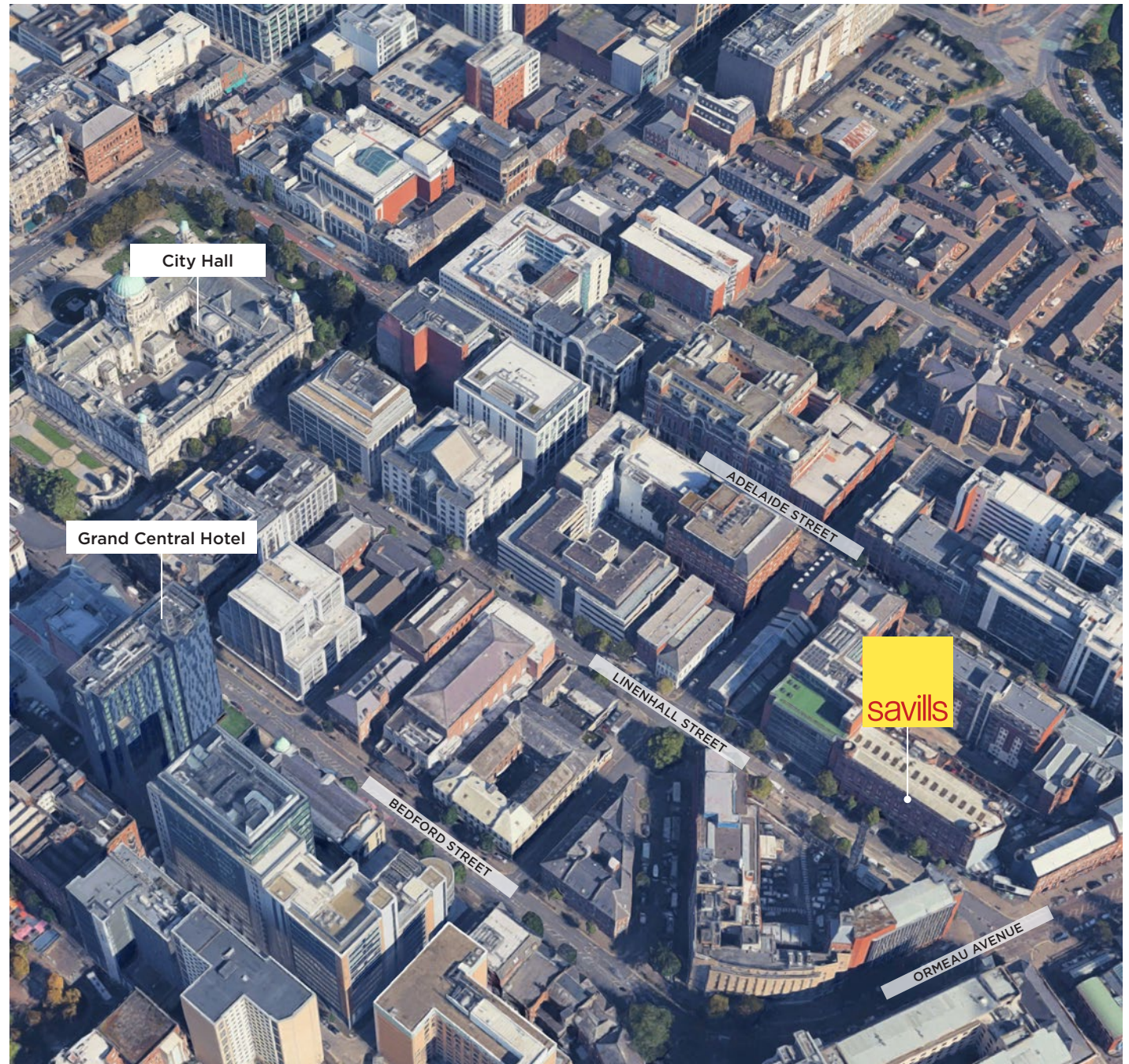
Location

The building fronts directly onto 40 Linenhall Street occupying a prominent position close to its junction with Ormeau Avenue.

Significant occupiers in the vicinity include BBC, CBRE and the Health and Social Care Trust.

Belfast City Hall is less that 5 minutes walk with Bus and Glider stops immediately accessible. Belfast Grand Central Station is less than 15 minutes walk away.

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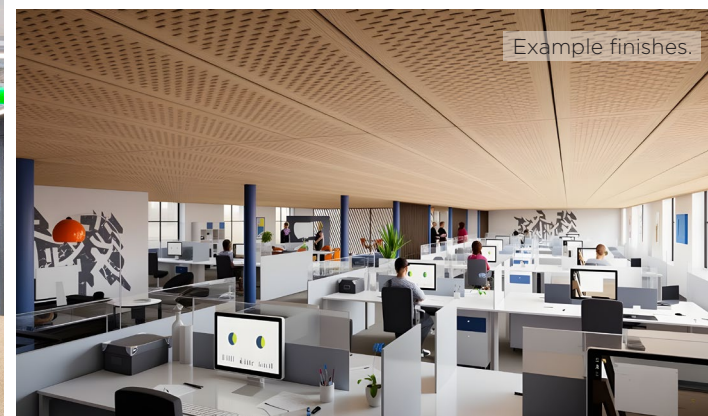
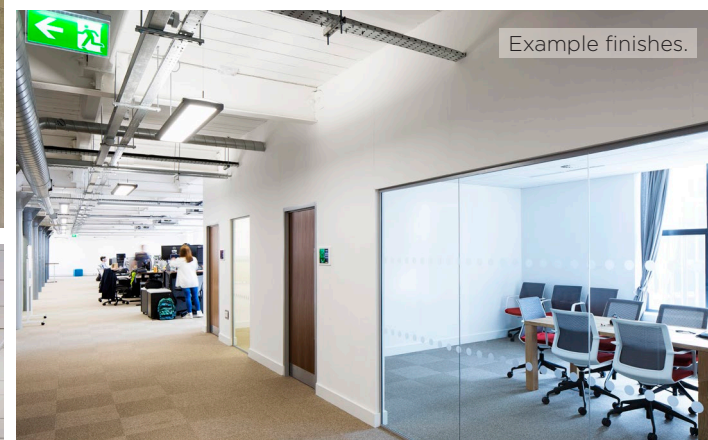
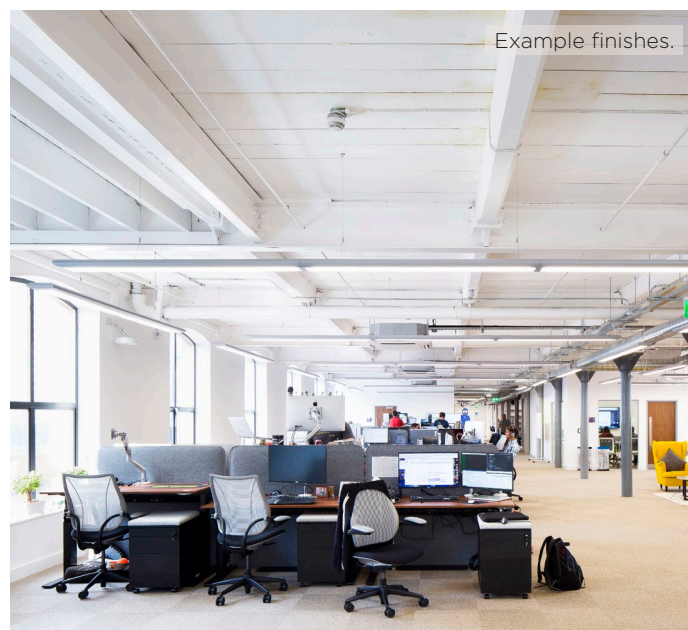
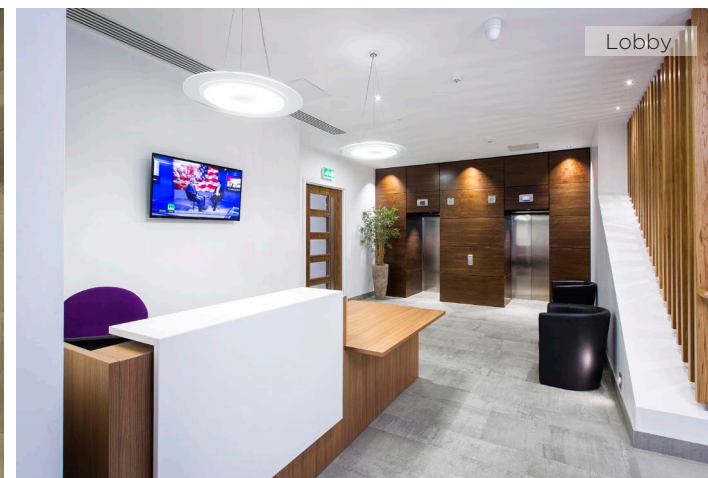
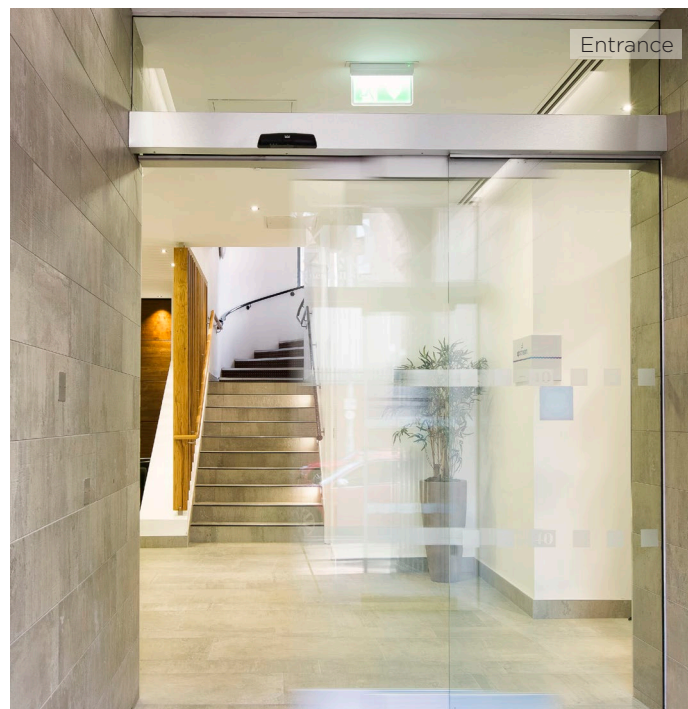
The property

The 3rd floor will provide 2 suites of 2,917 sq ft and 4,800 sq ft respectively.

The space will be fully refurbished to include;

- Air conditioning
- LED lights
- Raised access floors

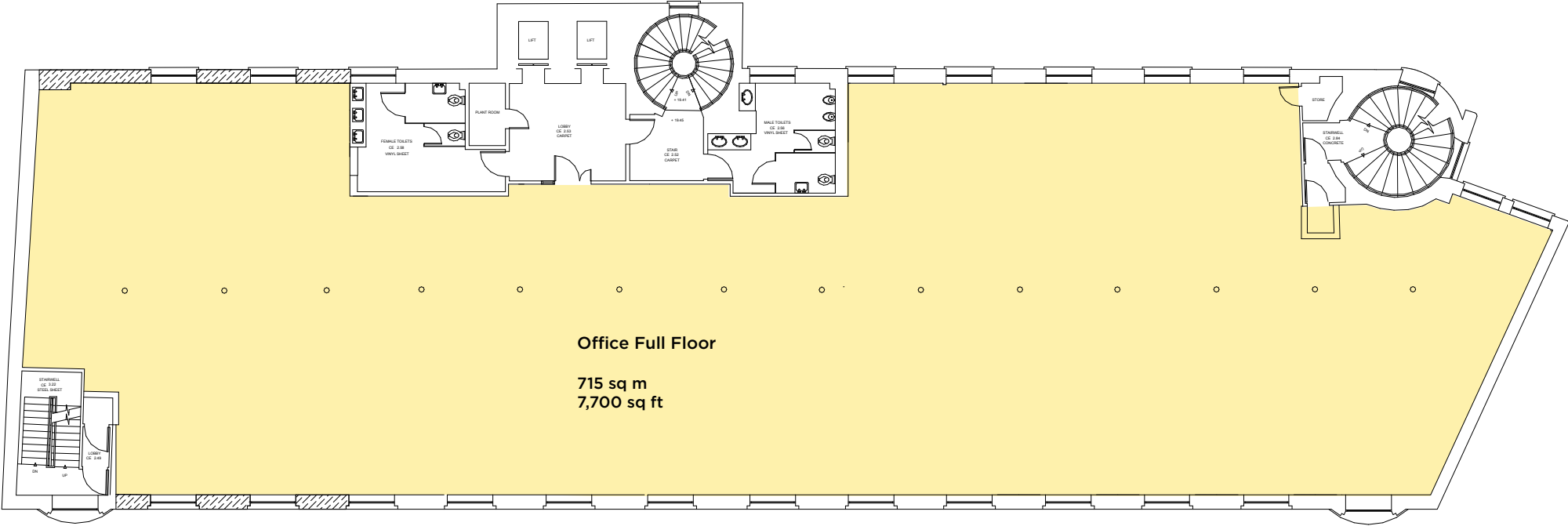
The landlord is also willing to deliver bespoke fitted and furnished solutions by way of agreement.



NOTE - Office images shown are for illustrative purposes only.

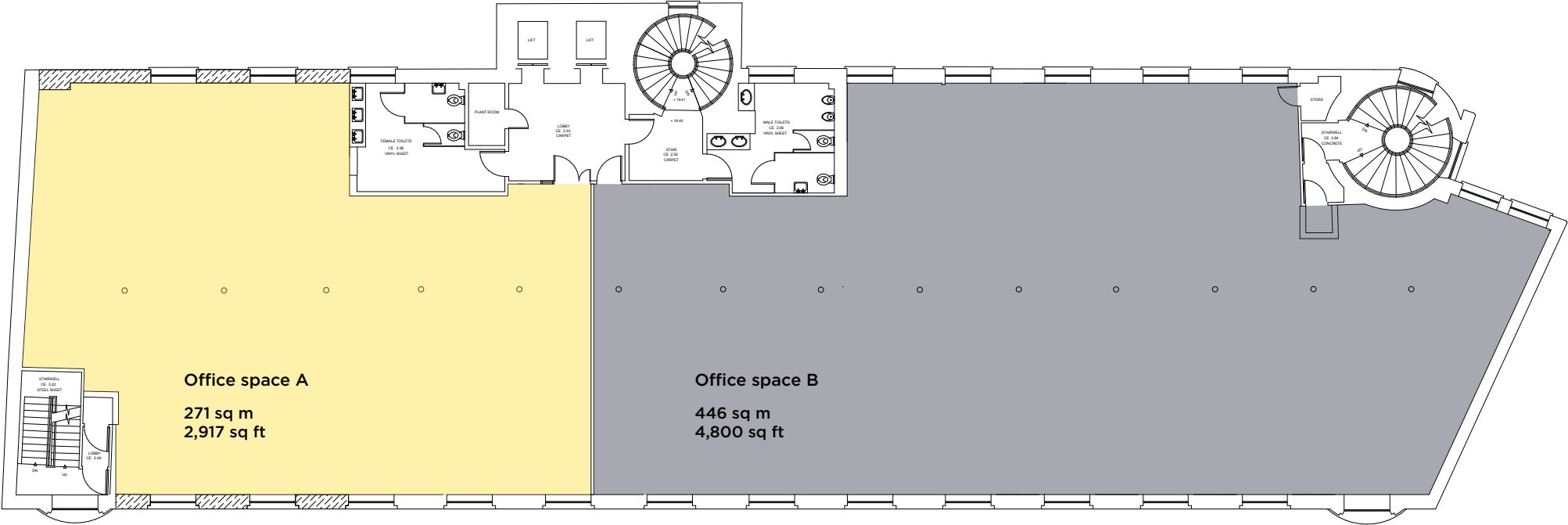
Floor plan - Option 1

FULL THIRD FLOOR



Floor plan - Option 2

SPLIT THIRD FLOOR



Accommodation

Description		Sq Ft	Sq M
Option 1	Full Third Floor	7,700	715
Option 2	Suite A	2,917	271
	Suite B	4,800	446

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further information

LEASE DETAILS

Rent: £20.00 per sq ft
Term: Minimum 5 years
Service Charge: Estimated at 3.00 per sq ft

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

To be confirmed following refurbishment.

RATES

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£111,500
Estimated Rates Payable 2025/26:	£68,865

CONTACT



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