



HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

TO LET

**Prime Refurbished offices
40 Linenhall Street, Belfast.**

40 LINENHALL STREET, BELFAST.

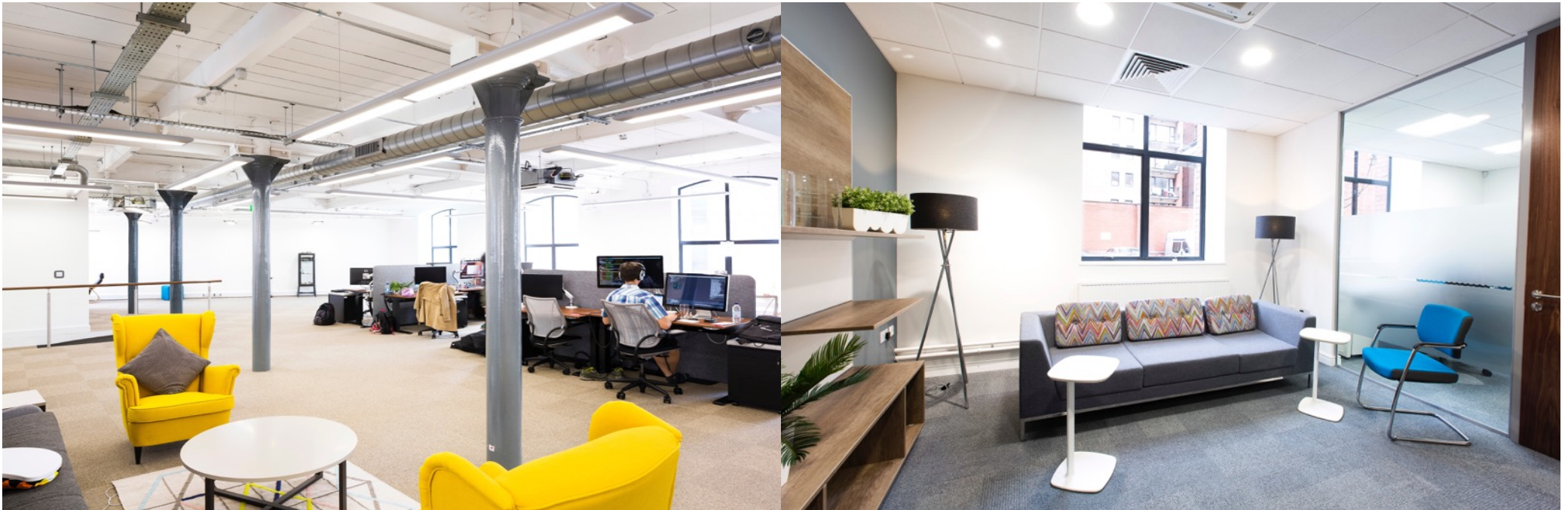


LOCATION

The subject property occupies a prime location within Belfast's central business district where major occupiers also include BBC, Liberty IT, Puppet labs, Shopkeep, Aecom and Grant Thornton to name but a few. The City Hall and prime retail pitch are only a short walk away and the immediate locality is well served with restaurants, hotels, coffee shops and banks etc.

An excellent road network provides easy access to major transport hubs within the city centre to include Central train station, Europa bus and train station which are only a 5 minute walk from the central business district.

40 LINENHALL STREET, BELFAST.



DESCRIPTION

This six storey former linen warehouse has been sympathetically refurbished in recent months and now provides excellent quality office accommodation which meets the needs of modern office occupiers. Each of the remaining floors will be finished as a bespoke fit out for a prospective tenant thereby offering tenants a high degree of input to the design process. Car parking is available on site by way of a separate annual licence fee. Finishes may include the following

- Fast fibre broadband to building
- Air conditioning
- Raised access floor with carpet finish
- Suspended ceilings with recessed LED lighting or exposed ceilings with linear direct/indirect lighting
- Plastered/painted walls to include feature exposed red brick areas.
- male, female and disabled w.c's
- Two passenger lifts serving all floors.

40 LINENHALL STREET BELFAST.



ACCOMMODATION

Ground floor 248.69 sq.m (2676 sq.ft)
First Floor 724.91 sq.m (7800 sq.ft)

Plus on site car parking.

LEASE DETAILS

For further detail on quoting rents, lease terms, service charge etc, please contact the agent Ciaran Hughes.

NAV

To be assessed

EPC

Awaiting certificates

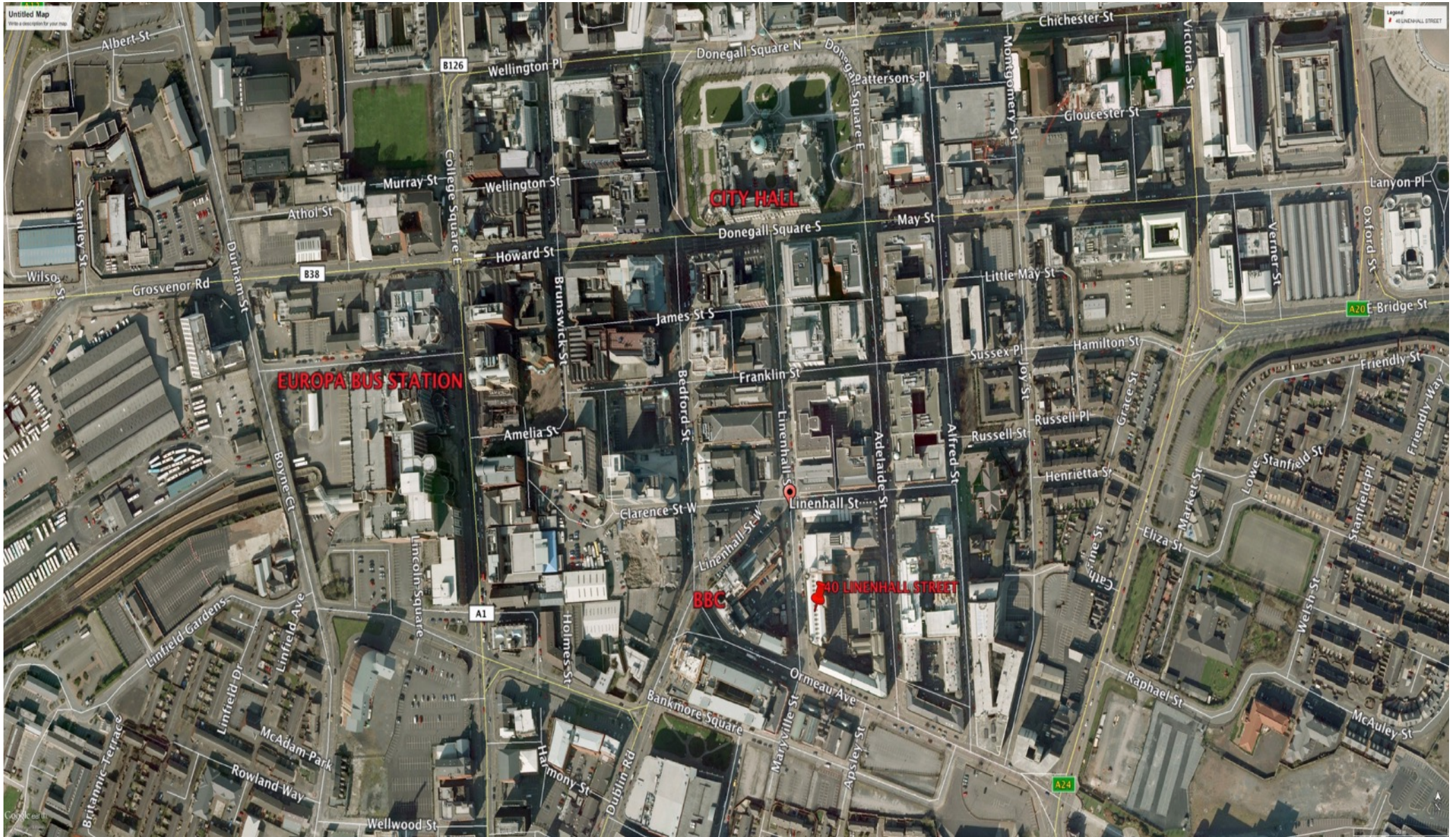
VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

AVAILABILITY

Immediate availability subject to tenant's fit out.

40 LINENHALL STREET, BELFAST.



CONTACT

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