# McConnell () JLL Alliance Partner







## **City Centre Office** Accommodation

1<sup>st</sup> & 2<sup>nd</sup> Floors 13-19 Linenhall Street Belfast BT2 8AA

- Prominent City Centre location
- Accommodation extends from c. 2,070 – 4,697 sq ft

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com



#### LOCATION

The subject property is located behind Belfast's City Hall on Linenhall Street which runs parallel to Bedford Street and Adelaide Street.

Linenhall Street has long been regarded as one of Belfast's prime office locations.

#### DESCRIPTION

The office suites are accessed via a common entrance lobby with a lift serving the upper floors.

The accommodation, which is presently partitioned to provide mainly cellular office accommodation with additional meeting rooms and kitchen facilities, is finished to a good standard to include suspended ceiling with fluorescent strip lighting, plaster / painted walls, and carpet floor covering.

Communal W.C facilities are available within the building.

#### ACCOMMODATION

We estimate the accommodation extends to:

1st Floor - c. 2,627 sq.ft 2nd Floor - c. 2,070 sq.ft Plus attic storage space c. 469 sq.ft

#### LEASE DETAILS

Rent:	1 <sup>st</sup> Floor	£21,000 per annum excl.
	2 <sup>nd</sup> Floor	£16,500 per annum excl.

Term: Negotiable subject to periodic rent review.

## SERVICE CHARGE

A service charge is payable to include a contribution towards maintenance of common areas and external repairs.

#### **INSURANCE**

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

#### MANAGEMENT

Tenant is responsible for the landlord's agents management fee of 6% annual rent plus VAT.

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#### VAT

The property is opted to tax therefore Value Added Tax will be payable on rent and all other outgoings.

#### NAV

1<sup>st</sup> Floor £11,200 2<sup>nd</sup> Floor £16,500 (Source LPS online database)

The current commercial rate in the pound is £0.572221 (2023/24)

Interested parties are advised to make their own enquiries in relation to rates.

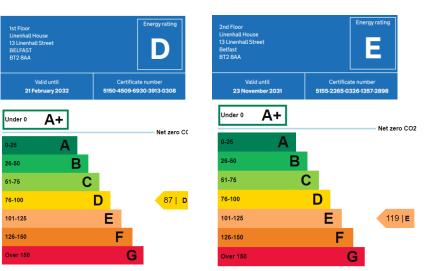
#### EPC

The property has an energy performance rating of D87 (1<sup>st</sup> Floor) and E119 (2<sup>nd</sup> Floor).

The full certificate can be made available upon request.

1<sup>st</sup> Floor

2<sup>nd</sup> Floor





### LOCATION



#### VIEWING

For further information or to arrange a viewing, please contact:





Contact:	Philip Culbert or Rory Clark	
Tel:	028 90 205 900	
Email:	philip.culbert@mcconnellproperty.com	
	rory.clark@mcconnellproperty.com	

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As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

#### http://www.legislation.gov.uk/uksi/2017/692/made

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