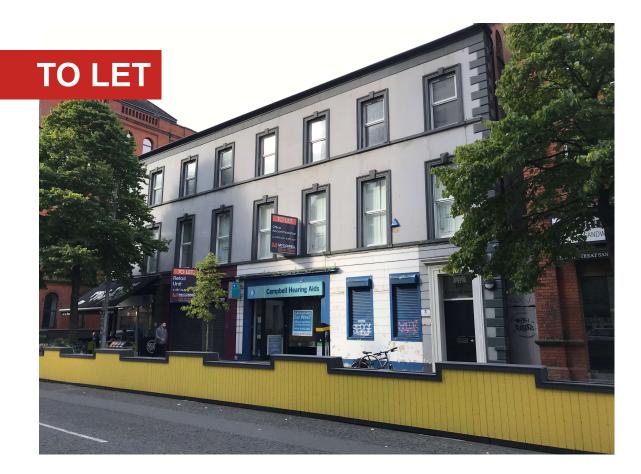
McConnell () JLL Alliance Partner





City Centre Office Accommodation

1st & 2nd 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 TO LET – 1st & 2nd Floors, 13-19 Linenhall Street, Belfast, BT2 8AA McConnell



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 st Floor	£21,000 per annum excl.
	2 nd 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.

TO LET – 1st & 2nd Floors, 13-19 Linenhall Street, Belfast, BT2 8AA McConnell

VAT

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

NAV

1st Floor £11,200 2nd 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.

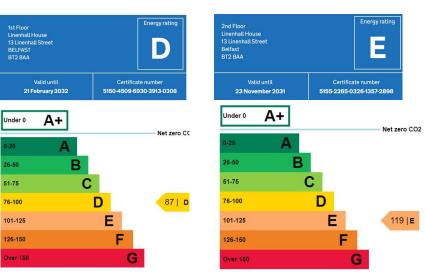
EPC

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

The full certificate can be made available upon request.

1st Floor





TO LET – 1st & 2nd Floors, 13-19 Linenhall Street, Belfast, BT2 8AA McConnell



LOCATION



VIEWING

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

McConnell



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

29-31 Montgomery Street, BT1 4NX

Customer Due Diligence

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

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixures or fittings, any guarantee or warantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or statuability of the property. (iii) No employee of McConnell Property has any authority to make or give any representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability or value or at all. (i) Porce or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves or percent of the property or its employees or agents. McConnell Property or its employees or any loss arising from the use of these particulars or any information provided in respect of the property or its employees or any loss arising from the use of these particulars or any information provided in respect of socie and with the any statement or information has been made or given fraudulently by McConnell Property. (iii) In the isage of works or appearance and the respective or socie or socie or socie or socie or socie or socie or information and socie or any loss arising from the use of these particulars or any information provided in respect of downs or any respective buyers or tenants must satisfy themselves on any information provided in respect of the property save to the extent that any statement or information has been made or given fraudule