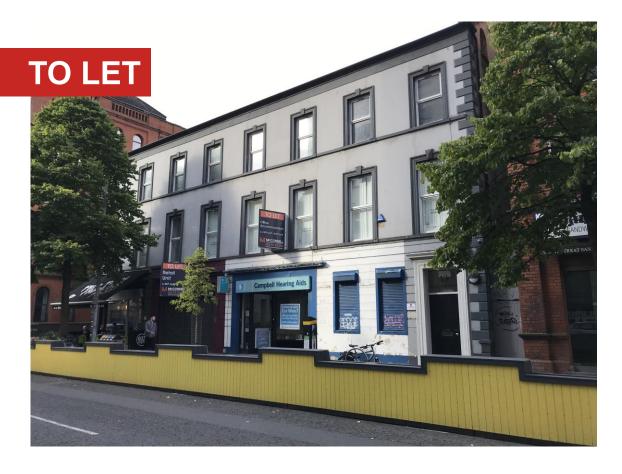
McConnell (M) JLL Alliance Partner







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

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: 1st Floor £21,000 per annum excl. 2nd 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 £0.626592 (2025/26)

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).

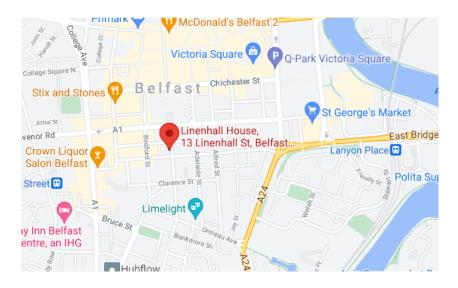
The full certificate can be made available upon request.

1st Floor 2nd Floor **Energy ratin** 13 Linenhall Street Belfast BT2 8AA 21 February 2032 5150-4509-6930-3913-0308 5155-2265-0326-1357-2898 23 November 2031 Α+ **A**+ Net zero CO2 Net zero CC 26-50 26-50 51-75 51-75 76-100 76-100 119 | E 101-125 101-125 126-150 126-150 Over 150 Over 150

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 familiar for incidence or area and for the seller or landlord on to constitute the whole or any part ference made to condition, working order or availability of services or services or stitutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or 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 of the property, (iii) No employee of McConnell Property has any authority to make or give any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of any prospective purchase or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.