

TO LET



Excellent City Centre Office Accommodation

7-11 Linenhall Street
Belfast
BT2 8AA

- Third floor office suites within a prestigious building
- Accommodation extends to c. 613 sq.ft

LOCATION

The subject premises 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.

Other occupiers within the building include Citygate Insurance Services Limited, Le Sommet Ltd and Michelle Atkinson Surveying.

DESCRIPTION

This open plan, third floor office suite, is accessed via a common entrance lobby with a lift serving the upper floors.

The suite is fitted to include plastered / painted walls, suspended ceiling with recessed LED lighting and carpet floor covering.

Additionally, communal kitchen and W.C facilities are available within the building.

ACCOMMODATION

	Sq.ft	Sq.m
Suite 1	613	56.9



LEASE DETAILS

Rent: £9 per sq.ft + VAT per annum.
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. This is estimated to be £4.35 + VAT per sq.ft per annum.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. This is estimated to be £1.00 + VAT per sq.ft per annum.

MANAGEMENT

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

VAT

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

RATES

We are advised by Land & Property Services that the Net Annual Value of Suite 1 is £3,600

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

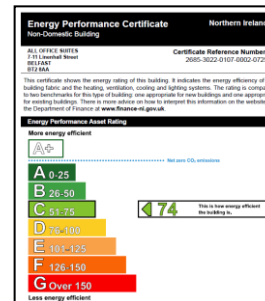
We understand the property may be eligible for Small Business Rates Relief of 25%.

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

EPC

The property has an energy performance rating of C74.

The full certificate can be made available upon request.



LOCATION



VIEWING

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

McConnell

JLL Alliance Partner

Contact: Philip Culbert

Tel: 028 90 205 900

Email: philip.culbert@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/uk/si/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 Chartered Surveyors. 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.