

THE LINENHALL

32-38 LINENHALL STREET BELFAST BT2 8BG

ABASEFULL
OFENERGY
FOREXCELLENCE



- 3** Belfast
- 6** The Linenhall
- 8** ESG
- 9** Specification
- 12** Accommodation
- 13** Floor Plans
- 15** Further Information

BELFAST

POSITIVE AND TRANSFORMATIVE

EXPERIENCE

An unbeatable combination of world-class talent, highly competitive operating costs, research excellence and a resilient infrastructure, in a low-risk, pro-business environment, has fuelled the growth of Northern Ireland's financial services sector.

The growth of data and computing power, digital and mobile technologies, analytics and automation are driving transformation in the industry, while cybersecurity and emerging technologies such as blockchain, machine learning and AI are developing rapidly. Capability across these areas is well established in Belfast, which has long held an international reputation for engineering excellence.



BELFAST CITY CENTRE

UU Campus

St Annes Cathedral

Castle Court

Victoria Square

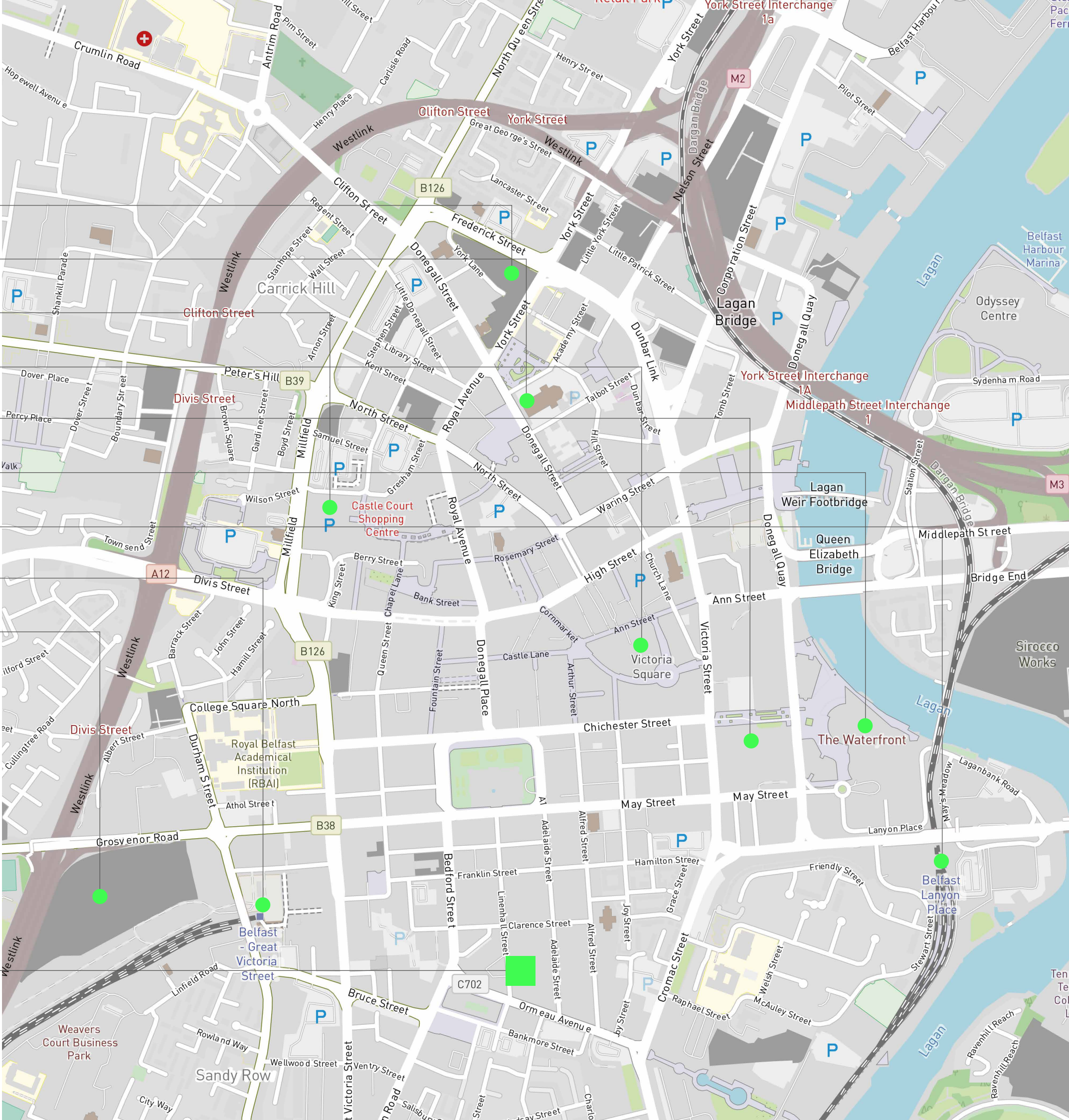
Law Courts

ICC Waterfront

Lanyon Place station

Great Victoria Street Station

Weaver's Cross (New Station)



THE LINENHALL

SPECIALISATION

In wide range of sectors including ICT and life sciences with a proven track record in attracting FDI in software and IT business services

55% under the age of 39

643,000

Belfast Population

The population of Northern Ireland is 1,903,100 (2021 Census)

50

% of FDI jobs created in NI are in the high tech with rapid growth expected to continue

Competitive operating costs
c.30% lower than UK/
European cities

Two World Class universities located in Belfast City Centre contributing to 16,000+ graduates per year

fastest knowledge
economy in the UK
2ND

Ranked 4th highest across cities
and regions across Europe and the UK
FDI



A space overlooking the

THE CITY

6

The Linenhall provides high specification Grade A office accommodation over ground and eight upper floors with basement car park/amenity facilities and features a fully glazed front and rear façade. The ground floor entrance provides a striking lobby and reception area with manned security desk through which the upper floors are serviced by two high speed passenger lifts with return to ground floor function to reduce waiting times.

The Linenhall tenants include The Institute of Chartered Accountants Ireland, Companies House, McKees Solicitors, Honeycomb, Synopsys, CBRE and Lewis Silkin.

Key Features:

- 73,000 sq ft
- Industrial and traditional concept fit-outs
- Plug and Play suites available
- Wired Score Gold
- End of Trip facility
- 25 space basement car park

Located in the heart of Belfast's central business district and within the historic Linen Quarter

05 Minutes walk from Grand Central Station



10 Minutes walk from Lanyon Place Station

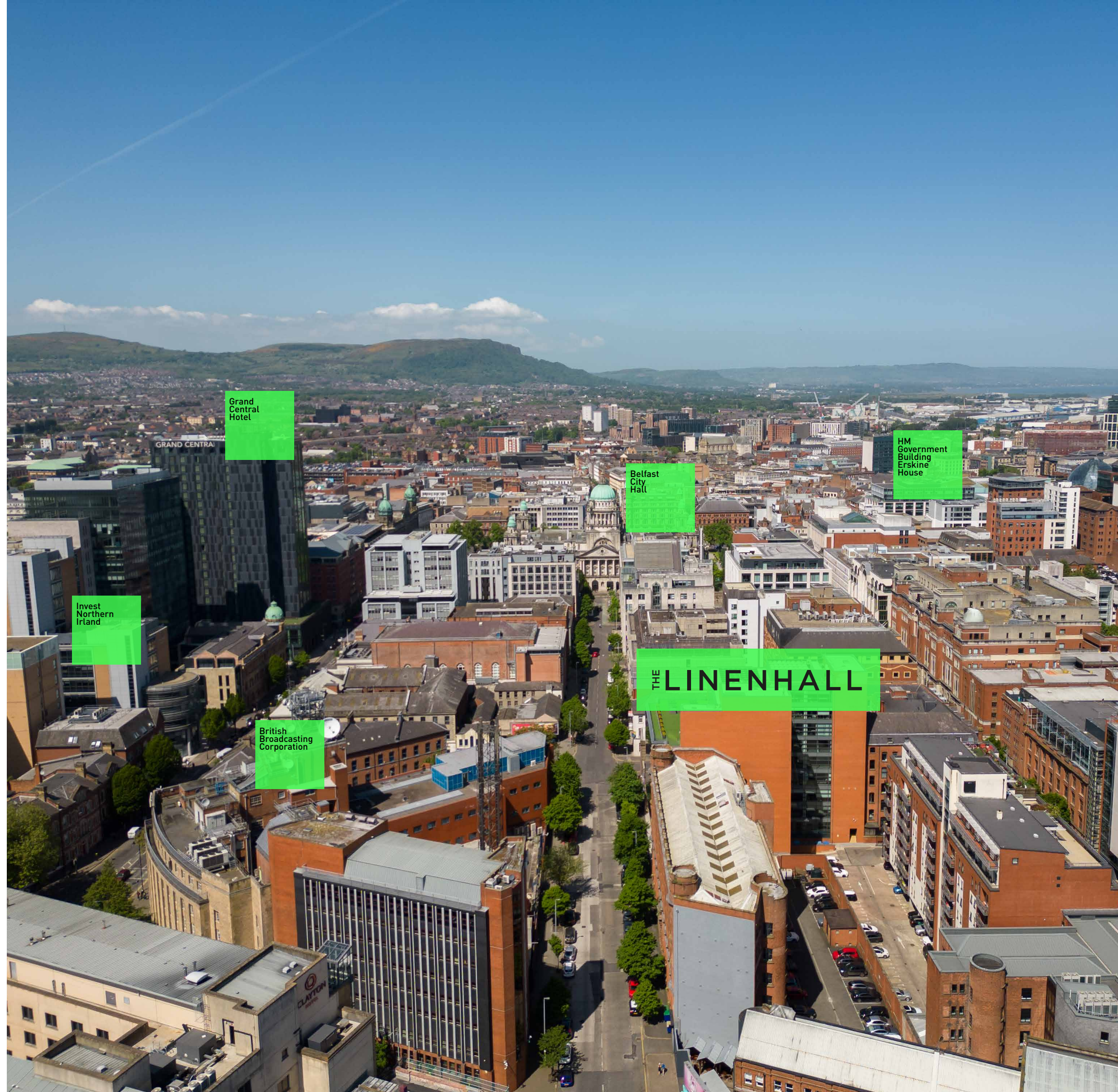


4 MINUTE WALK TO THE TOW PATH

ROYAL COURTS OF JUSTICE
0.5 MILES

PRIME RETAIL PITCH
DONEGALL PLACE
0.3 MILES

BELFAST CITY HALL
0.2 MILES

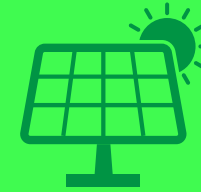


DISCOVER

a workspace that has the potential to profoundly impact the well-being of both its tenants and visitors

SUSTAINABILITY

8



Roof mounted 15 kWp photovoltaics System generating electricity for common area usage



End of Trip Facility



Energy efficient LED lighting and PIRs



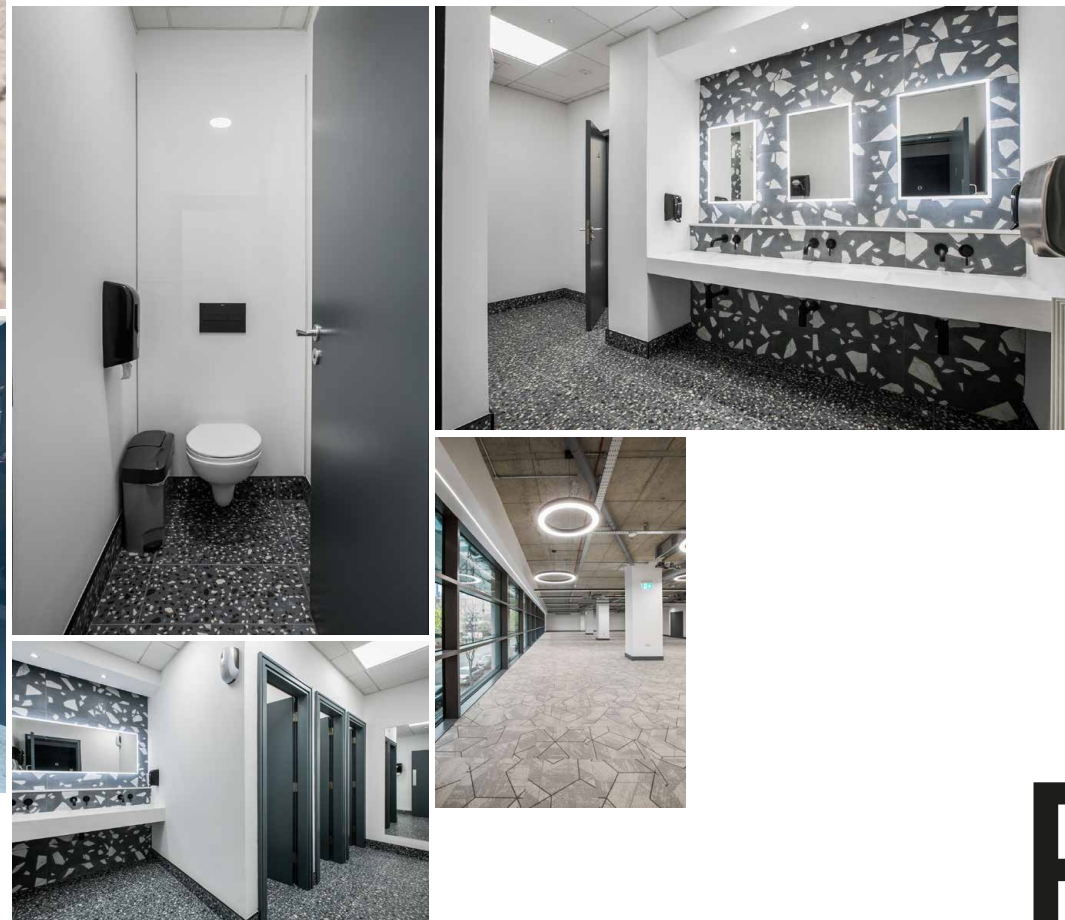
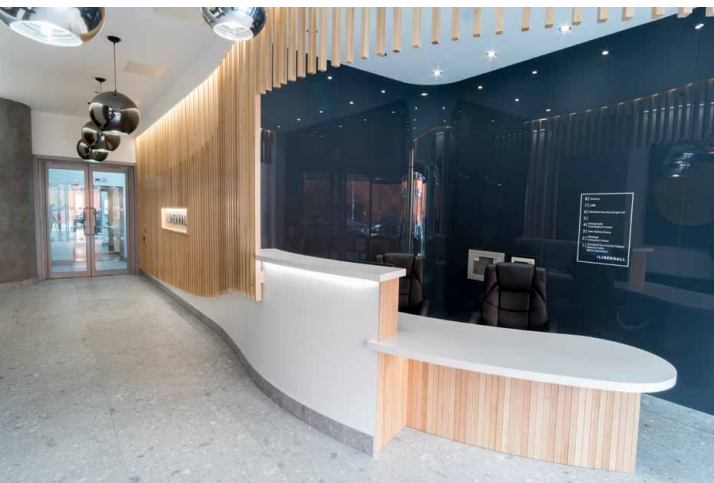
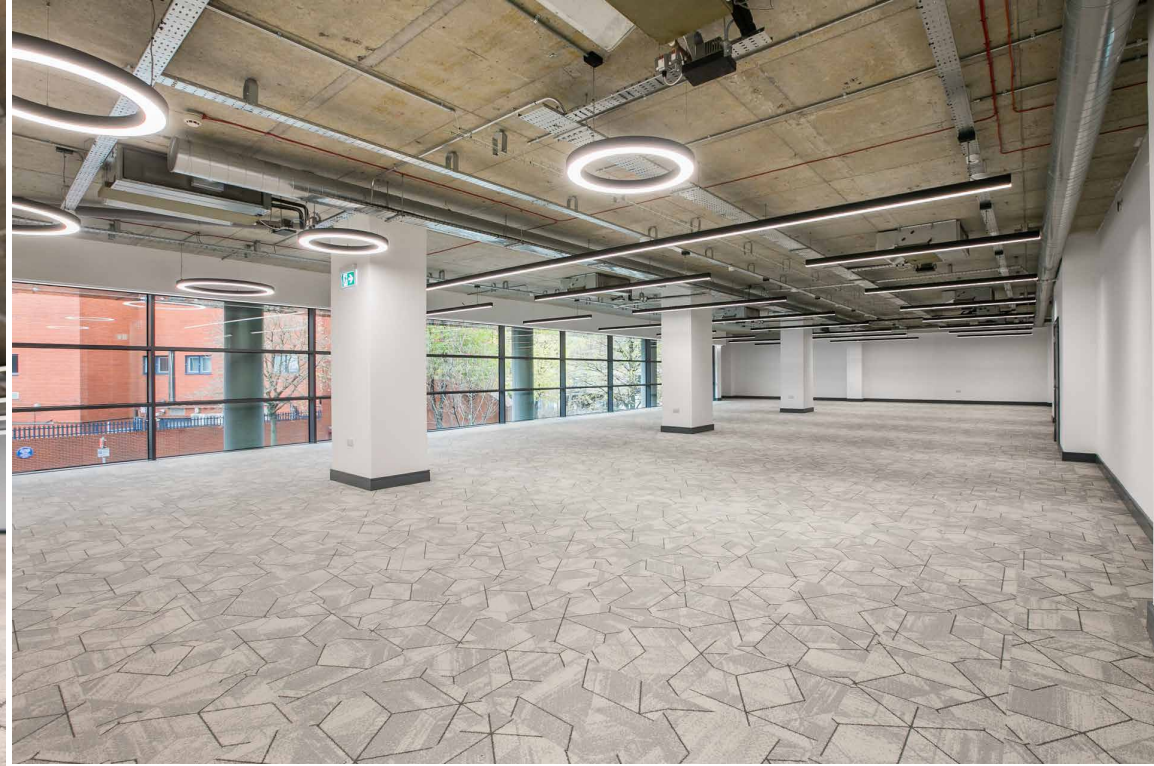
7 no. EV chargers located in basement car park



Green Energy Tariff



Zero Waste to Landfill



The first floor **Studio Suite** has been refurbished to provide distinctive **industrial style** accommodation.

- Floor to ceiling height of 3.1m and finishes to include smooth plastered and painted walls
- Raised access flooring
- Carpeted floor coverings
- Exposed ceilings with dropped LED lighting
- Ceiling cable trunking
- Air conditioning
- The studio industrial style concept can be rolled out on other floorplates to satisfy occupier requirements

PROVIDING HIGHSPEC

PROVIDING TRADITION

In addition, the property showcases a traditional design aspect, further enhancing its appeal.

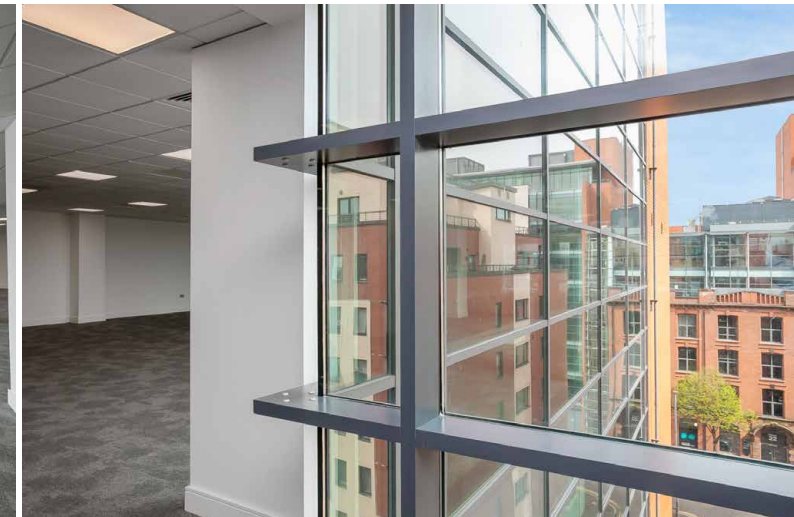
Finished to Grade A specification:

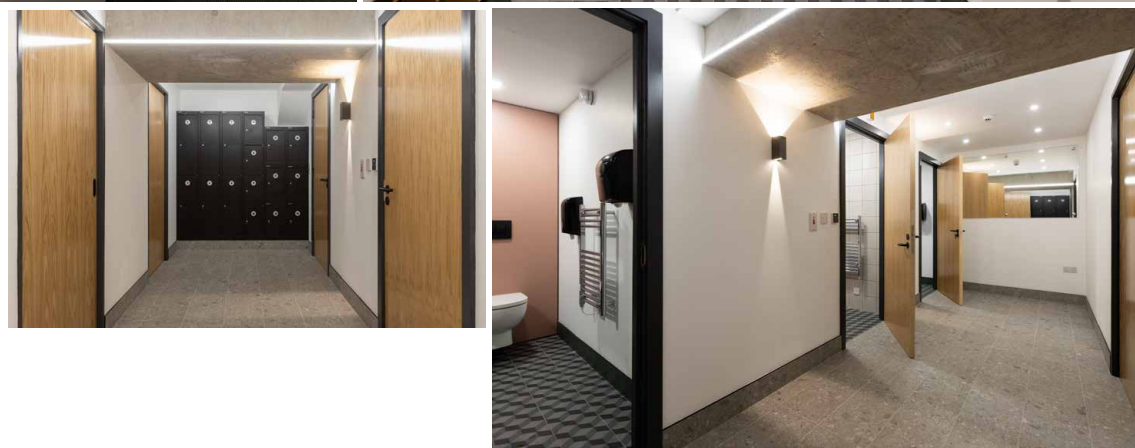
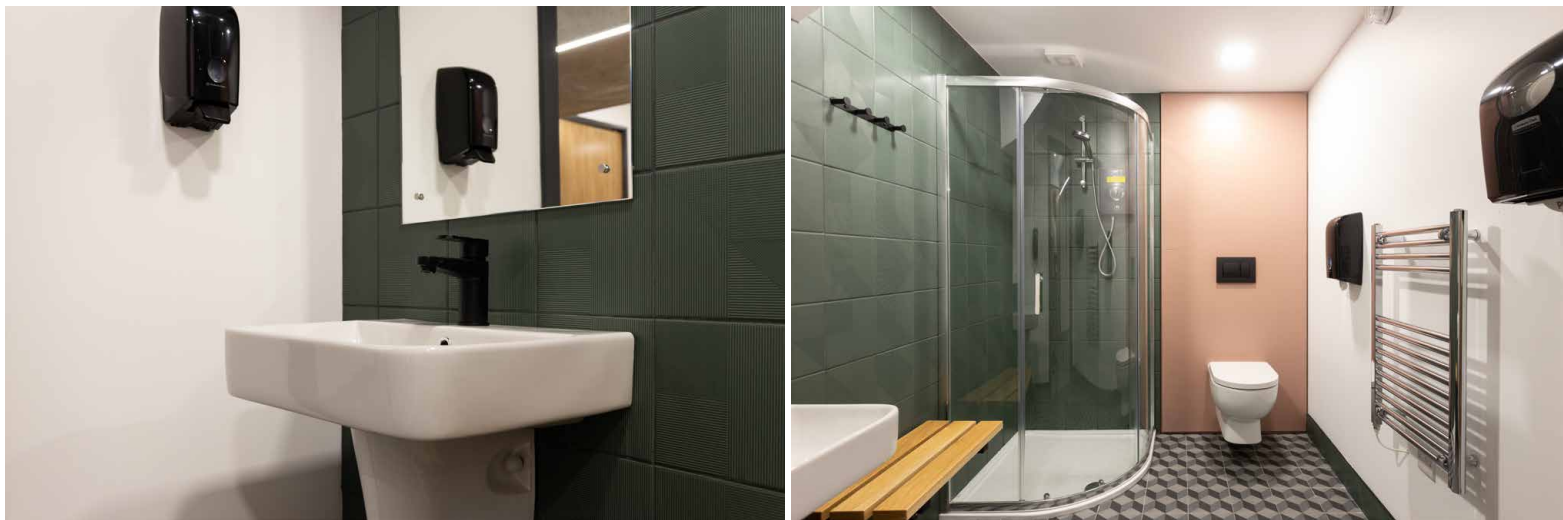
- Suspended Ceilings
- LED Lighting
- Air Conditioning plant and equipment to be replaced by energy efficient Mitsubishi City Multi system on a floor by floor basis
- Raised Access Floors
- Carpeted Floor Coverings
- Modern Male/Female/Disabled WCs

[Click here to view The Linenhall 3D Showcase Tour of the 5th Floor](#)



10





END OF TRIP

The building offers secure bicycle parking and newly constructed shower and WC facilities. Additionally, car parking is available in the basement under a separate license agreement.

- Gender neutral facilities
- 20 no. secure bike racks
- 5 no. shower rooms
- 16 no. lockers
- Hydration station

Accommodation

1st Floor	309 sq m	3,327 sq ft
3rd Floor	464 sq m	5,000 sq ft
4th Floor	165 sq m	1,784 sq ft
5th Floor	885 sq m	9,213 sq ft

Quoting Rent

Available upon request.

Rates

We are advised by LPS that rates payable for 2023/2024 range from £10.00 - £10.50 p sq ft. All parties will be required to verify this with LPS directly.

Service Charge

Currently estimated at £4.35 p sq ft per annum exclusive for 2023/2024.

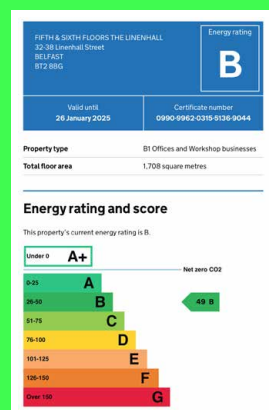
Insurance

Estimated at £0.25 p sq ft per annum exclusive.

VAT

All prices quoted are subject to VAT, which is chargeable.

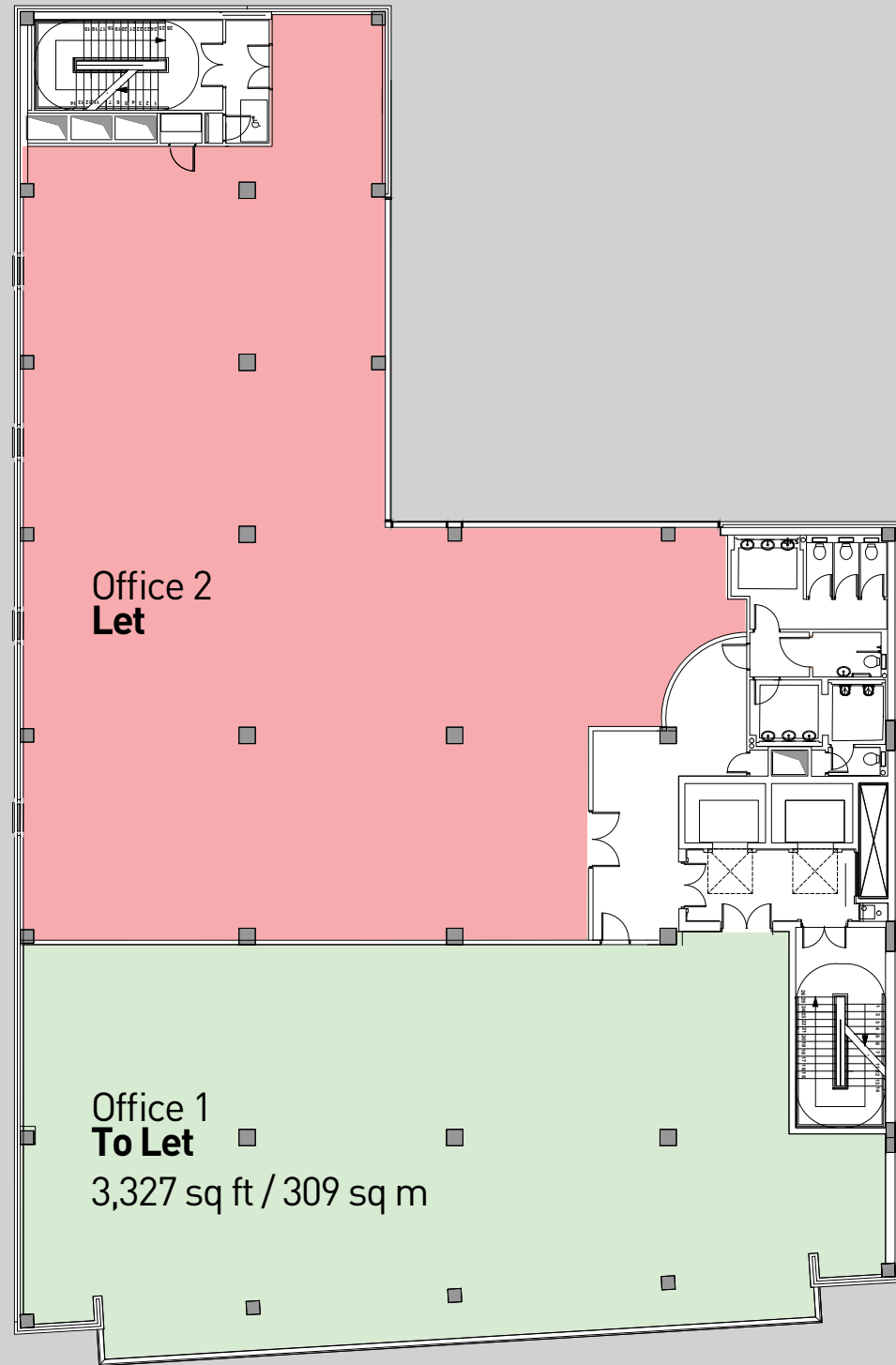
EPC



Other EPCs available upon request

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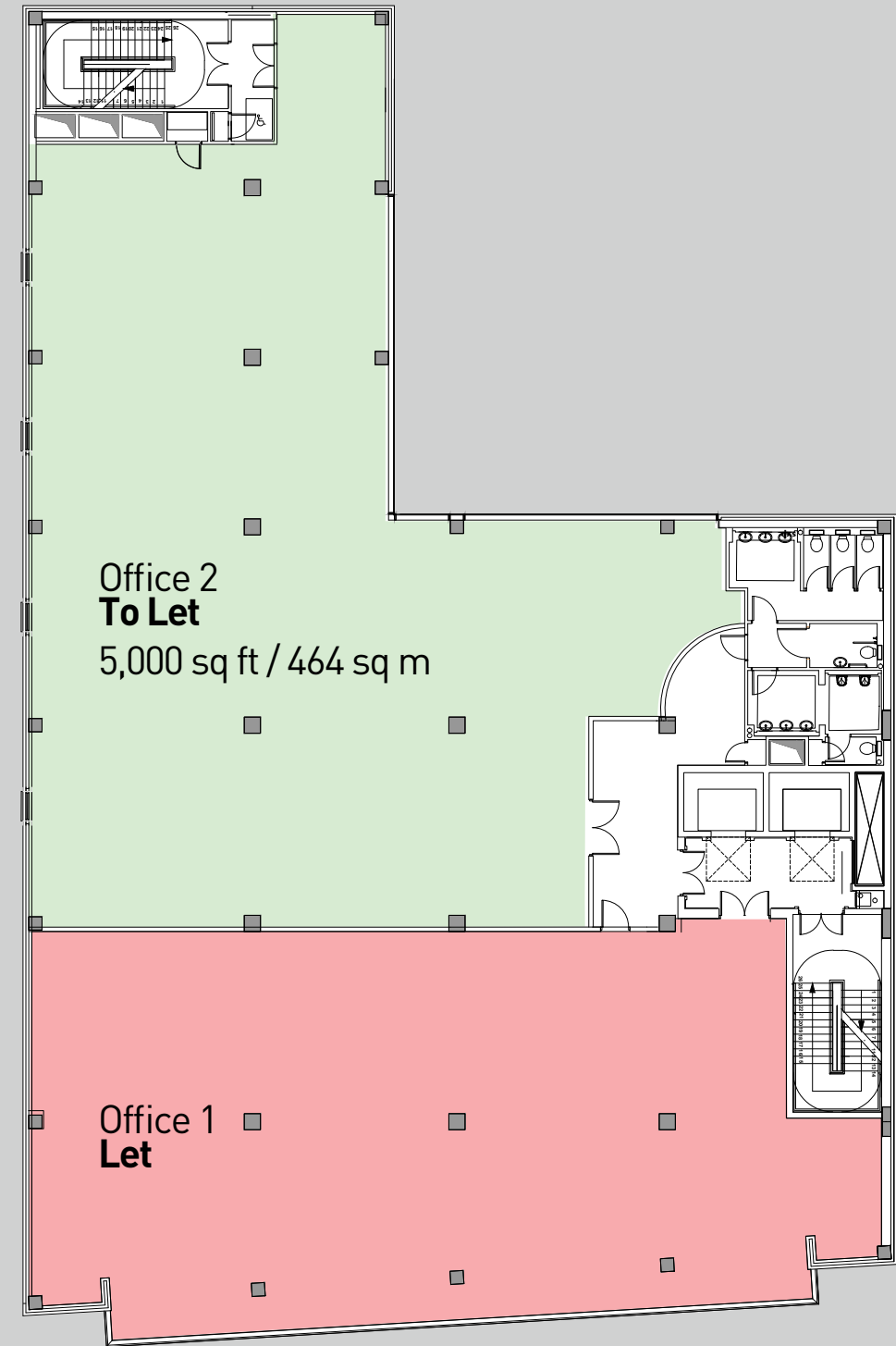
Floor Plans



Linenhall Street

13
1st

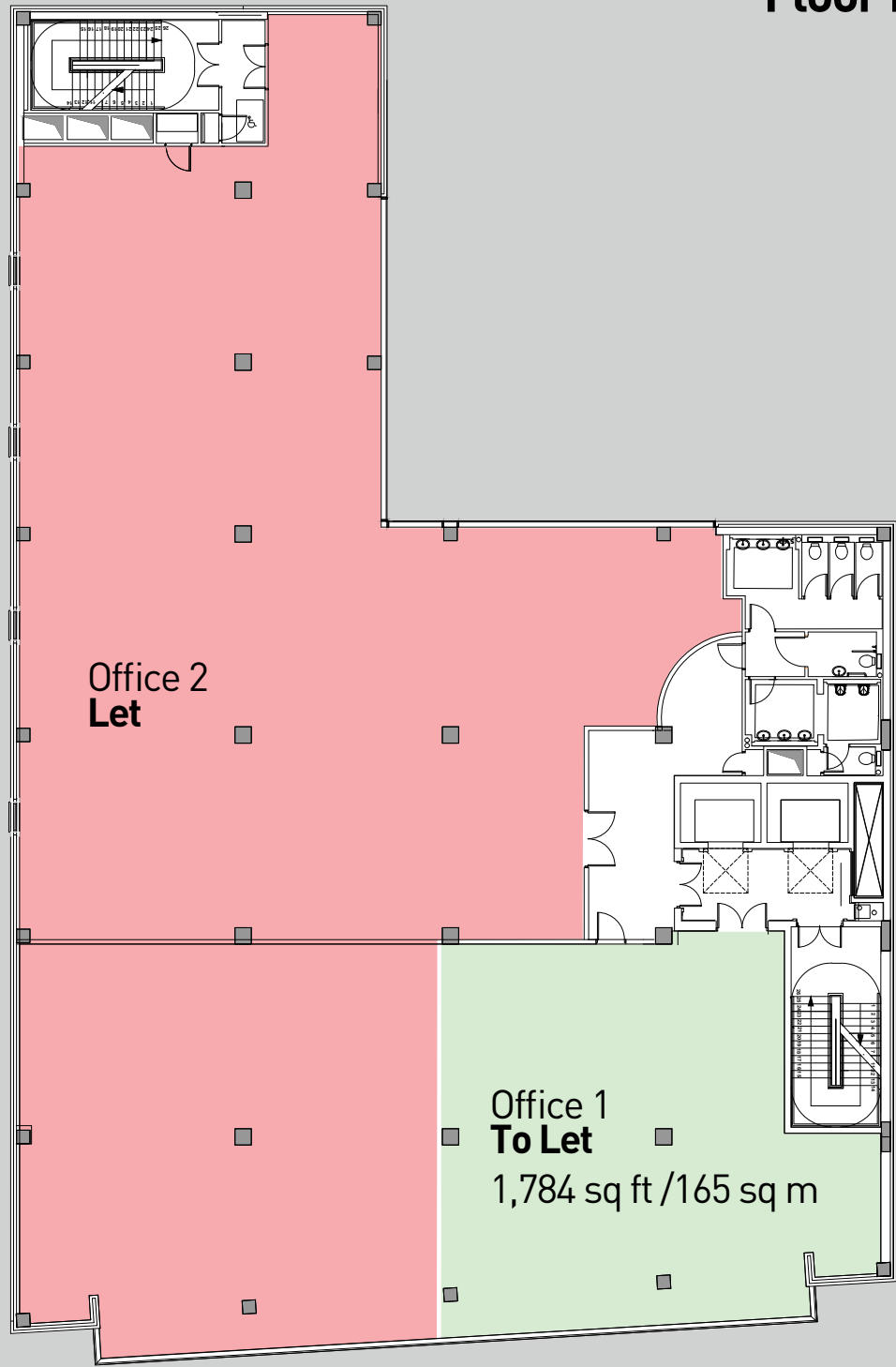
Floor Plans



Linenhall Street

3rd

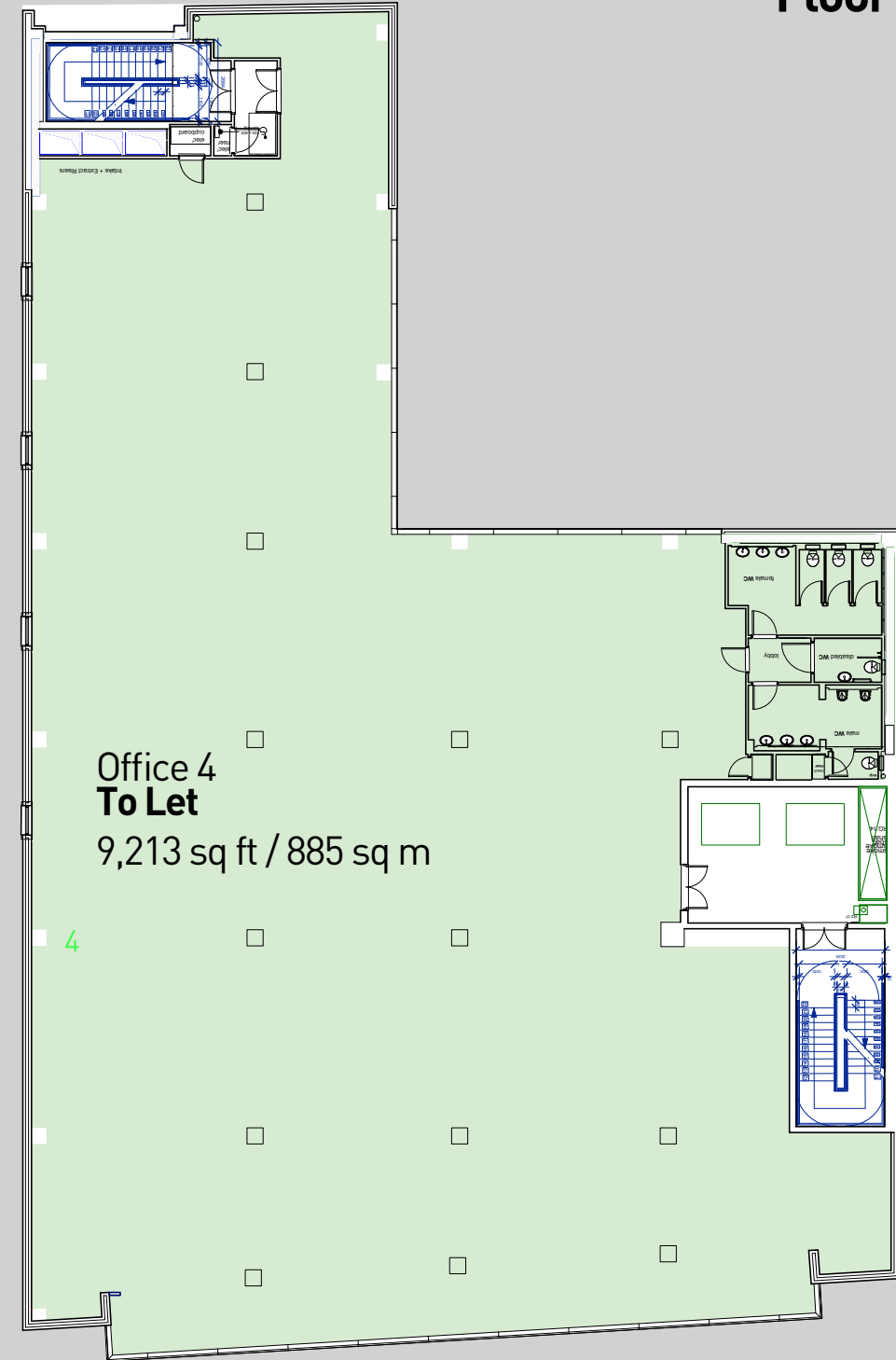
Floor Plans



Linenhall Street

4TH

Floor Plans



Linenhall Street

5th

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CBRE NI

PART OF THE AFFILIATE NETWORK



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As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 McCombe Pierce LLP & CBRE NI. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.

June 2023