

LINCOLN BUILDING

27 - 45 GREAT VICTORIA STREET, BELFAST



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A truly landmark office building in the heart of the city, Lincoln Building offers modern Grade A accommodation with air conditioning and providing 5692m²/61286sqft of high specification office space.

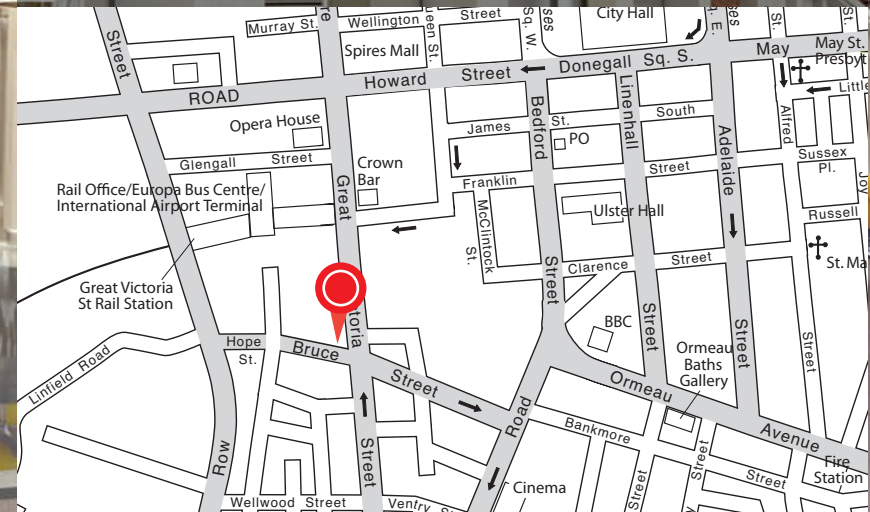


IN THE HEART OF THE CITY



The Lincoln Building is located at the centre of Belfast's Central Business District, a short distance from the City Hall and offers unrivalled transport accessibility, being adjacent to the Great Victoria Street Rail and Bus Terminus and highly convenient for the Westlink/Motorway road network. Lincoln Building offers on-site parking as well as being adjacent to the Europa multi-storey car park.

Other occupiers within the area include Chicago Mercantile Exchange (CME), SSE Airtricity, Carson McDowell Solicitors, KPMG as well as Government Agencies including Inland Revenue and the Housing Executive.



THE BUILDING

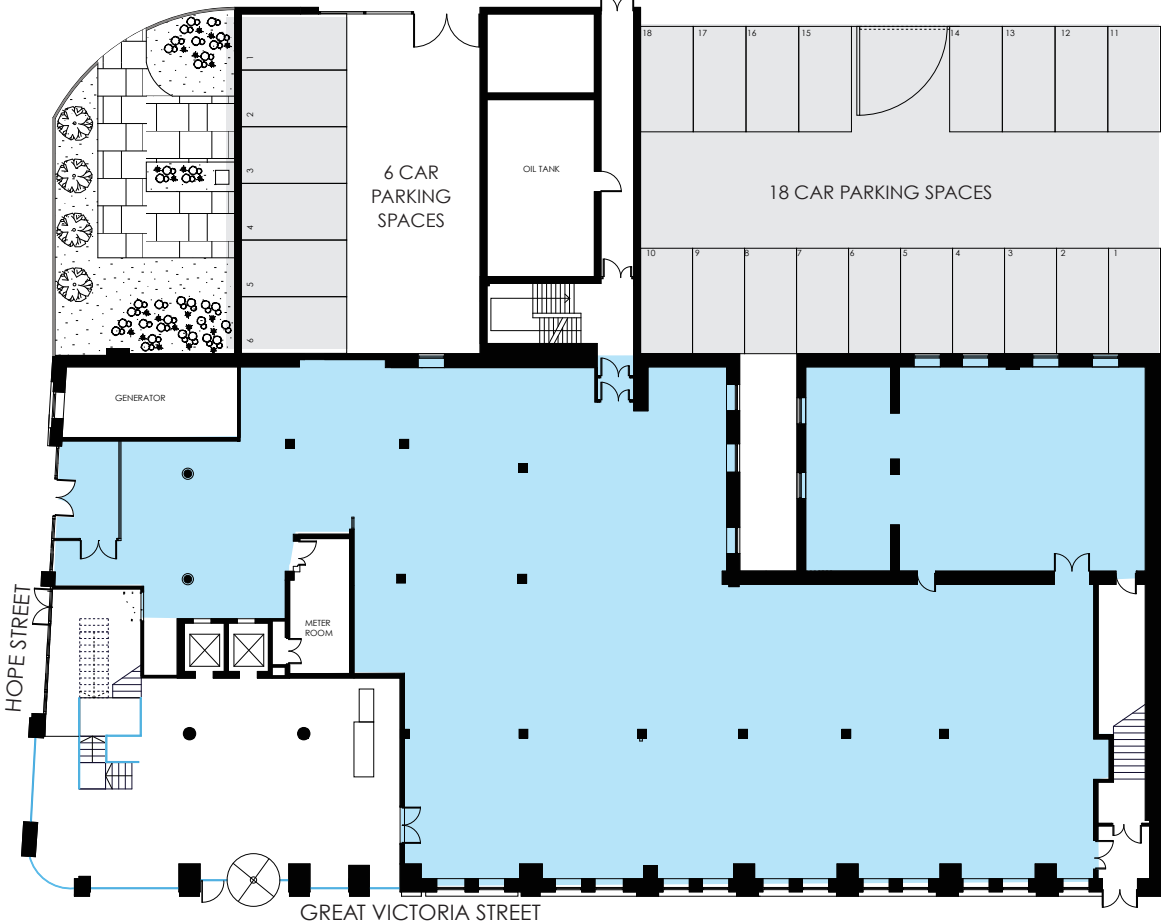


Lincoln Building presents fully refurbished Grade A office accommodation over seven floors with a new entrance and extensive frontage to Great Victoria Street. The new entrance will be finished to a very high specification with ceramic tiling, extensive glazing and a feature open stairwell. The building benefits from natural daylight on three sides and offers 24 dedicated and secure parking spaces to the rear.

The core of the building features two new high speed lifts and new lobbies on each floor will feature high quality floor tiling, a feature signage wall and all new toilet accommodation and shower rooms. The office accommodation ranges from ground floor to a feature glazed Executive Level on the 6th floor.

GROUND FLOOR

PROPOSED GROUND FLOOR PLAN WITH NEW ENTRANCE - AREA 954M2 / 10,268 SQFT

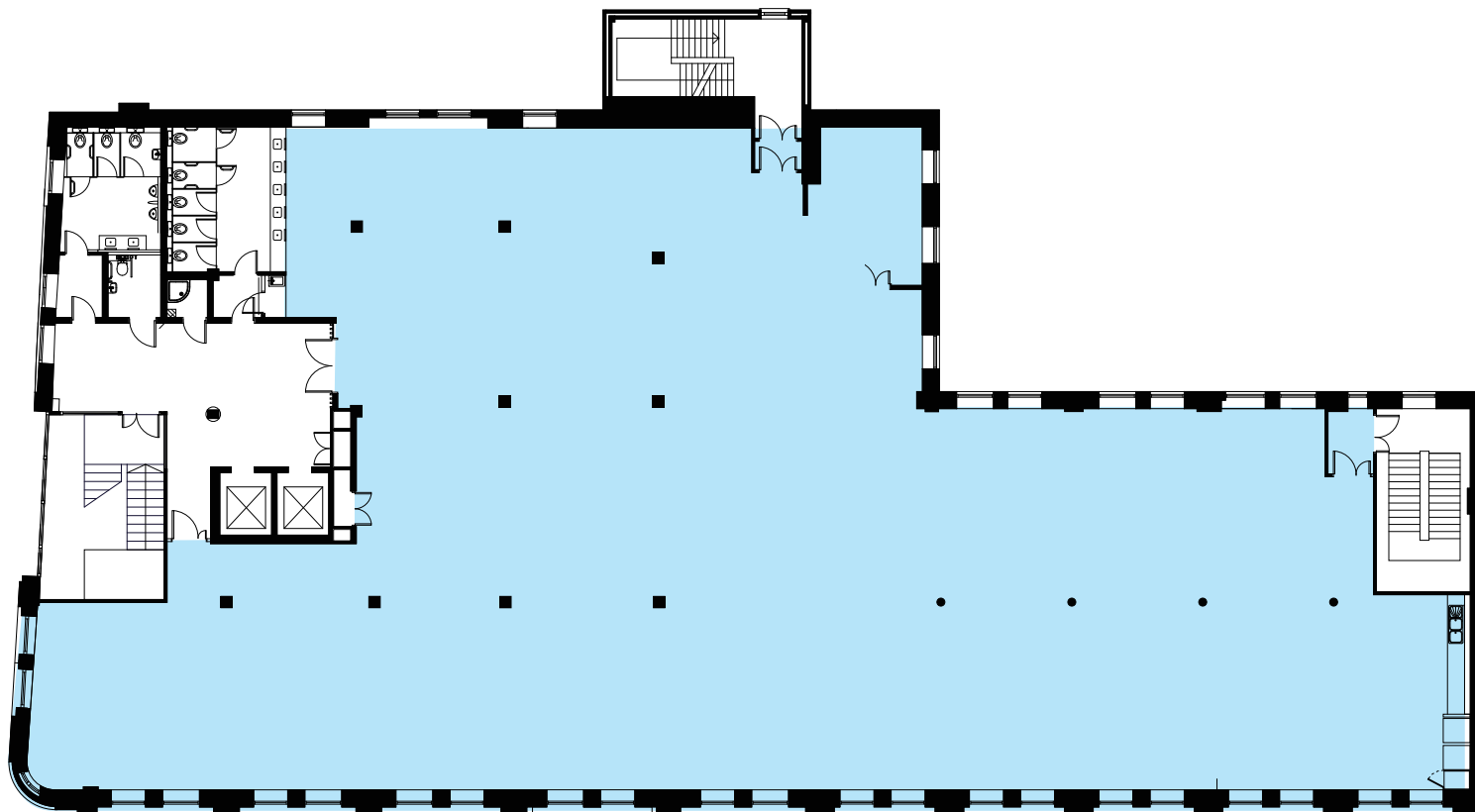




SIGNAGE WALL

UPPER FLOORS

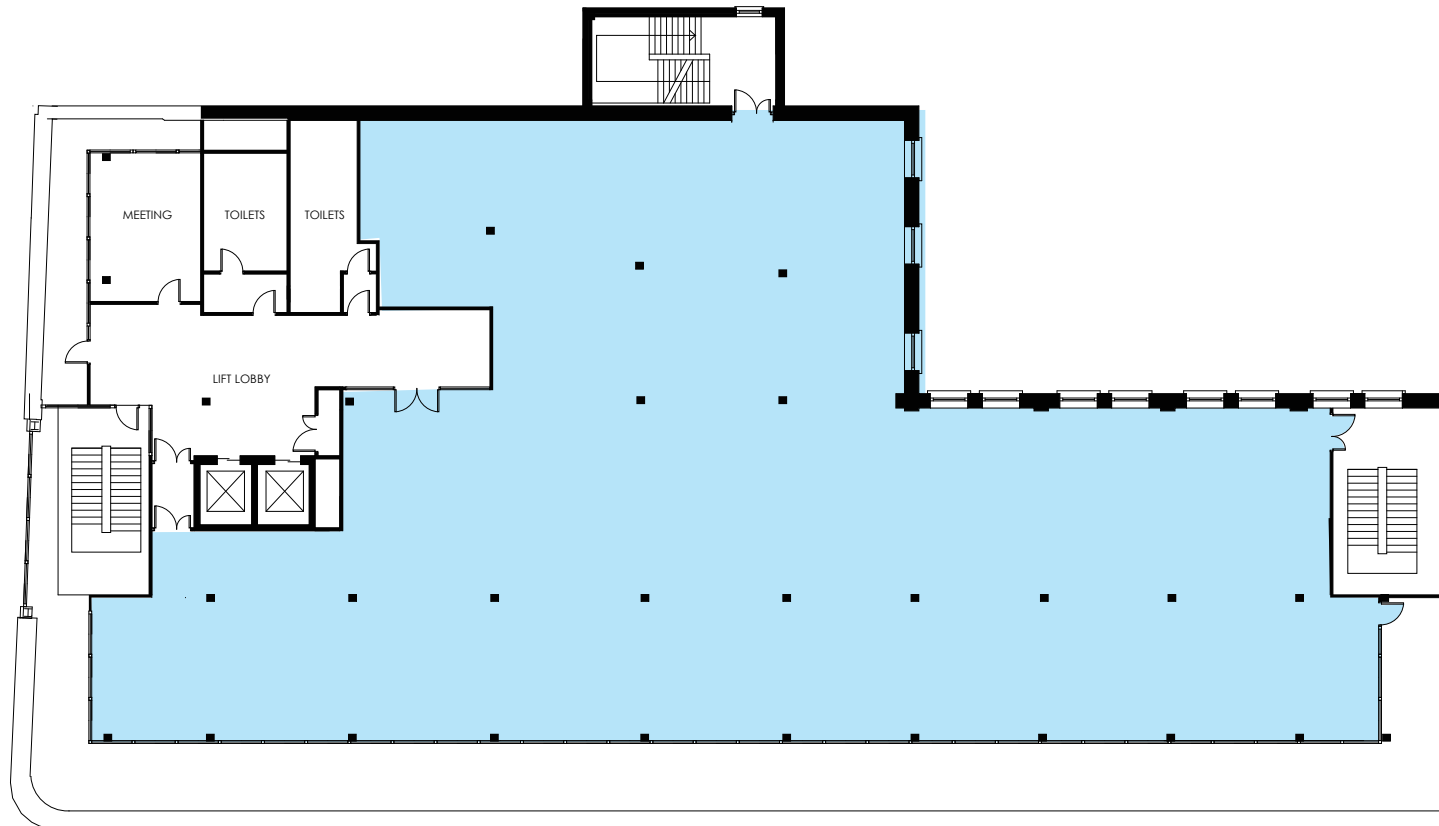
1ST TO 5TH FLOOR PLAN - AREA 809M² / 8708 SQFT





EXECUTIVE LEVEL

6TH FLOOR PLAN - AREA 693M² / 7460 SQFT



SCHEDULE OF AREAS AND INDICTATIVE FLOOR PLANS

NET INTERNAL AREAS

6th floor 693m² / 7460sqft

5th floor 809m² / 8708sqft

4th floor 809m² / 8708sqft

3rd floor 809m² / 8708sqft

2nd floor 809m² / 8708sqft

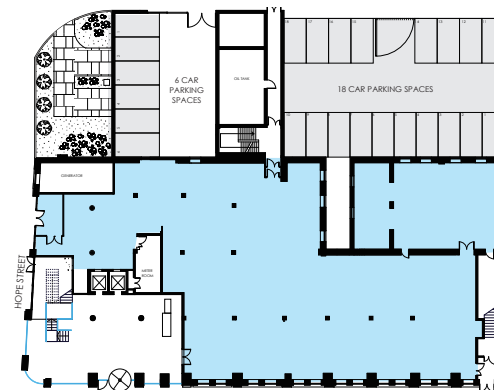
1st floor 809m² / 8708sqft

Ground floor 954m² / 10,268sqft

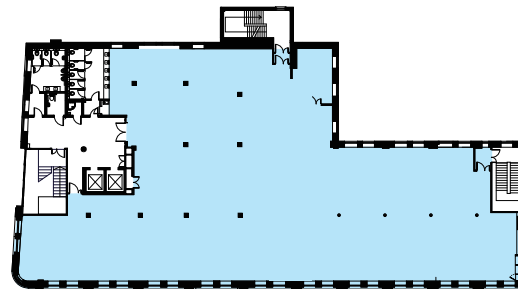
Total area

5692m² / 61,268sqft

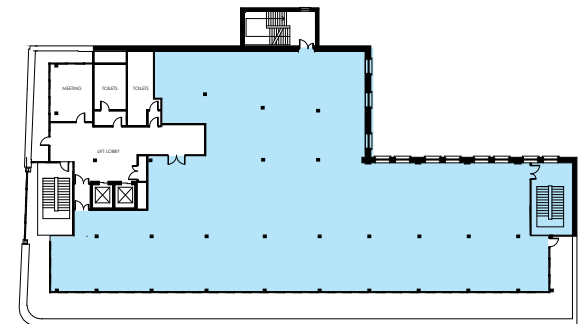
PROPOSED GROUND FLOOR PLAN



1ST TO 5TH FLOOR PLAN



6TH FLOOR PLAN



THE SPECIFICATION

- New glazed DDA compliant entrance to Great Victoria Street
- High specification new lobby to each office level
- Fully air-conditioned with new low energy installation
- Suspended ceilings with excellent floor-to-floor heights
- Fully accessible raised access floor
- Carpeted flooring in tenant's choice of colours
- Plastered painted walls with feature areas of sandblasted original red brick wall
- LG7 modular light fittings
- Natural daylight to 3 elevations
- New high quality male, female and disabled WC facilities on each floor
- Shower room on each floor
- 24/7 access
- 24 secure on-site car parking and bike racks
- Feature glazed atrium
- 2 x new high speed passenger lifts
- Manned concierge within bespoke interior fit-out

TERMS

Upon application

VAT

The building has been elected for VAT and so VAT is payable on all outgoings

NAV

To be confirmed

EPC

To be assessed

Show floor will be available for viewing in December 2015



SOLE AGENTS

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