

TO LET

2ND AND 3RD FLOOR OFFICE SUITE
24 LINENHALL STREET, BELFAST BT2 8BG

Campbell
Commercial

028 9024 9024



TO LET REFURBISHED 3RD FLOOR OFFICE SUITE

24 LINENHALL STREET, BELFAST BT2 8BG

LOCATION

24 Linenhall Street is located just south of Belfast City Hall in the heart of the city's office core. The building occupies a prominent position on Linenhall Street close to the junction with Clarence Street. The building is conveniently located a short distance from the main City Centre bus terminus at Belfast City Hall and Europa Bus and Rail Station and Lanyon Place Rail Station. There are both public and private surface car parks are located within a few minutes' walk.

Other occupiers in the building include Capita and Exploristics.

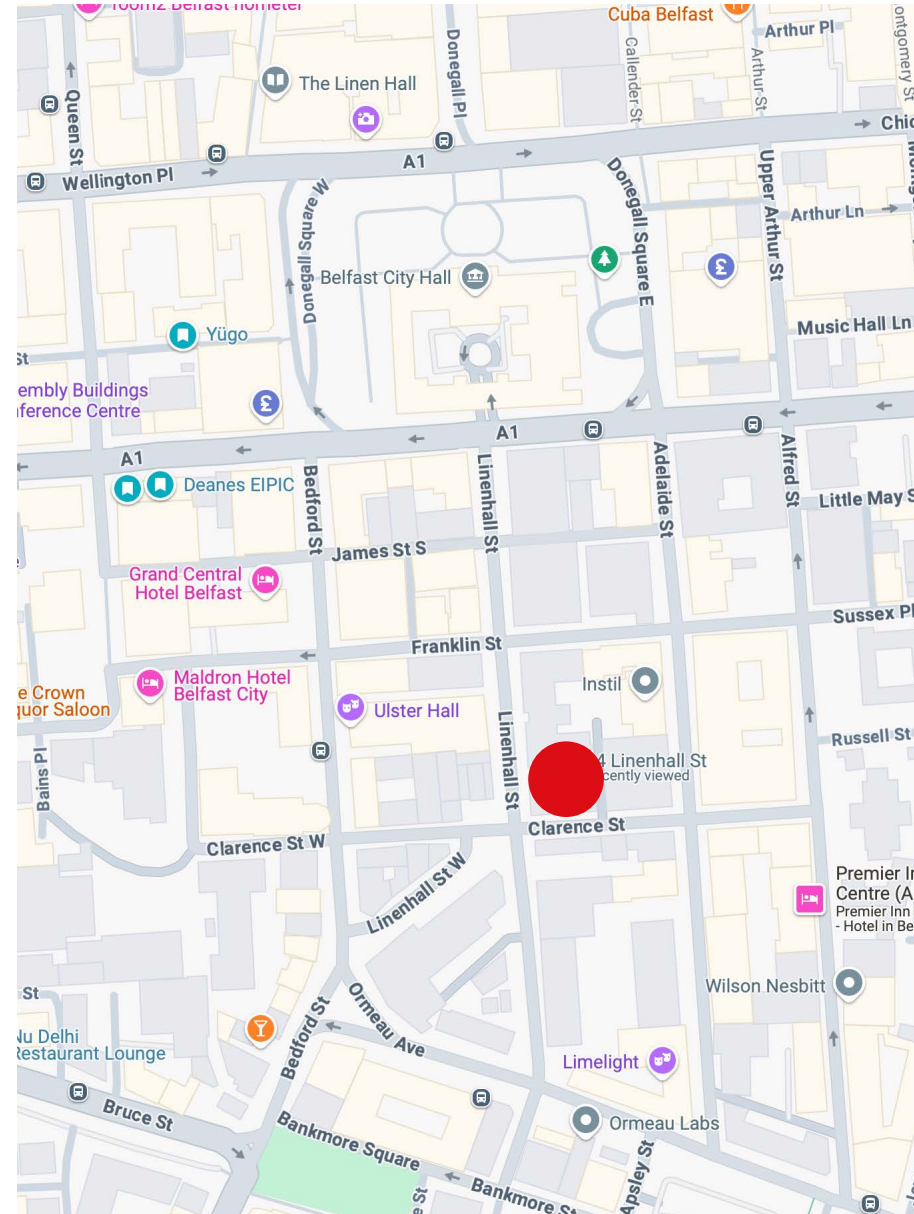
DESCRIPTION

24 Linenhall Street benefits from an attractive entrance lobby with lift access to the upper floors.

The 3rd floor office suite has just been refurbished and includes carpet covered floors, suspended ceilings with recessed fluorescent lighting, heating and plastered and painted walls.

The 2nd floor office suite is finished to include carpet covered floors, suspended ceilings includes 3 individual offices, board room, open plan office and kitchen.

The suites are immediately available with vacant possession.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
2nd Floor Office Suite	2,249	208.99
3rd Floor Office Suite	2,260	209.95
Total	4,509	418.94

LEASE DETAILS

Term:	A new 5 or 10 year lease	
Rents:	£32,750 per annum exclusive	
Repair:	Full repairing and insuring by way of service charge recovery.	
Service Charge:	A fair and reasonable proportion of the common costs associated with the building.	

NAV

2nd Floor	NAV: £33,100	Payable: £19,838
3rd Floor	NAV: £33,600	Payable: £20,138

VAT

Prices and outgoings do not include VAT which may be chargeable.

EPC

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For viewing appointments please contact:

Emily Law

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emily@campbellcommercial.co.uk

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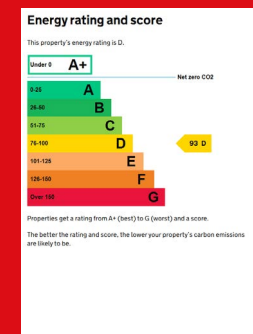
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

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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/uksl/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 Campbell Commercial. 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.