

AG Alphonsus
Gallery



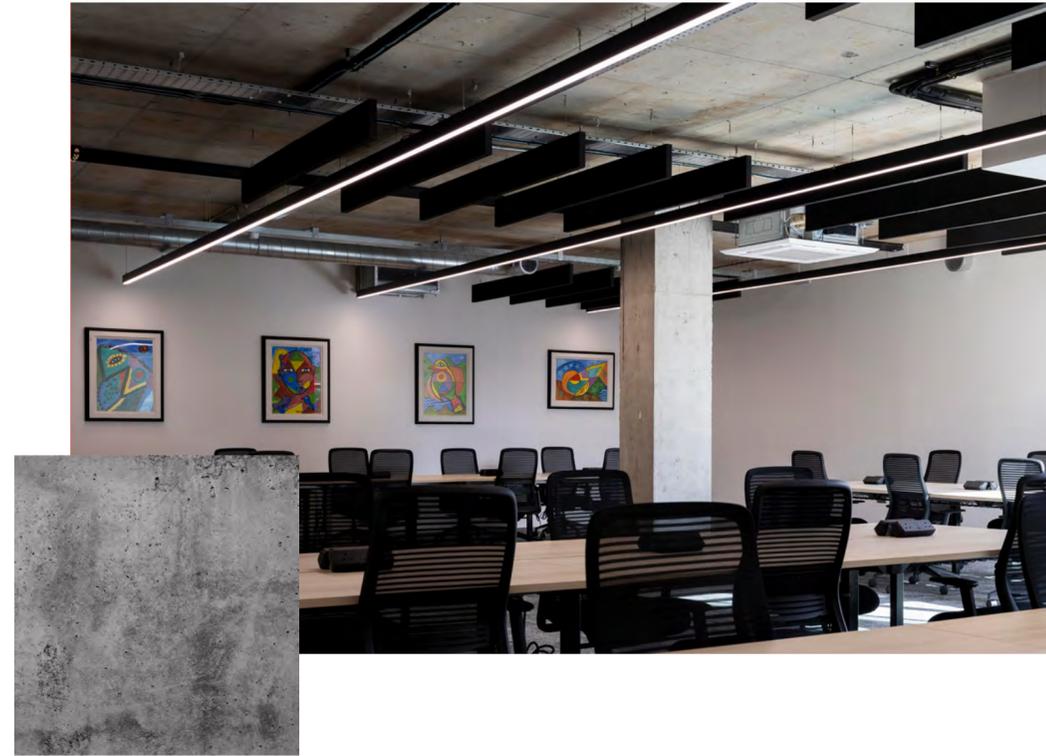
FLEXIBLE WORKSPACE THAT INSPIRES.

The art of office space, perfected.

YOUR SPACE

Your workspace seamlessly blends the most sought-after features of both serviced and traditionally leased offices, offering a stylish and vibrant environment designed to foster business growth, organic collaboration, and innovation.

Enhanced by a carefully curated collection of artwork, the space exudes sophistication and creativity, making it an ideal solution for dynamic businesses seeking both functionality and aesthetic appeal.



KEY FEATURES

- Fully furnished suites ranging from 883 sq ft (14 desks) – 1952 sq ft (34+ desks) with dedicated meeting rooms and kitchen facilities
- Exclusive business lounge with sustainably sourced bean to cup coffee
- Executive board room with state-of-the-art video conferencing facilities
- Secure high-speed WiFi 7 providing LAN speeds of 10 Gbps with business specific parameters
- Exposed services with acoustic sound reduction baffles
- All-inclusive managed solution of 120+ desks with no hidden extras



Located in the heart of Belfast's Central Business District and within the historic Linen Quarter District.



OUR LOCATION

T

10

minute walk from
Lanyon Place Train Station

T

12

minute walk from
Grand Central Station

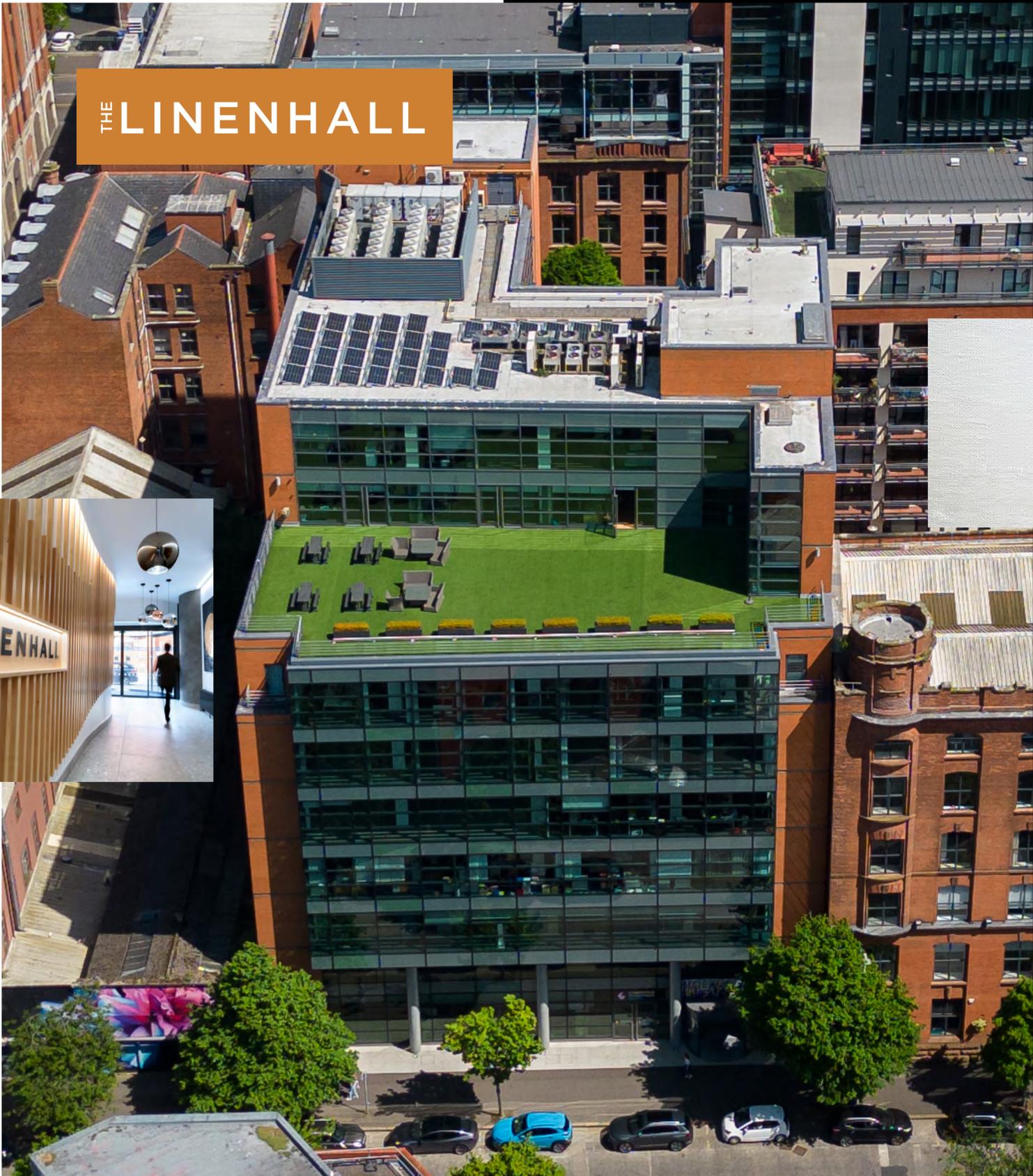
4 minute walk to Lagan Tow Path 0.2 miles

Belfast City Hall 0.2 miles

Prime retail pitch of Donegall Place 0.3 miles

Victoria Square 0.5 miles

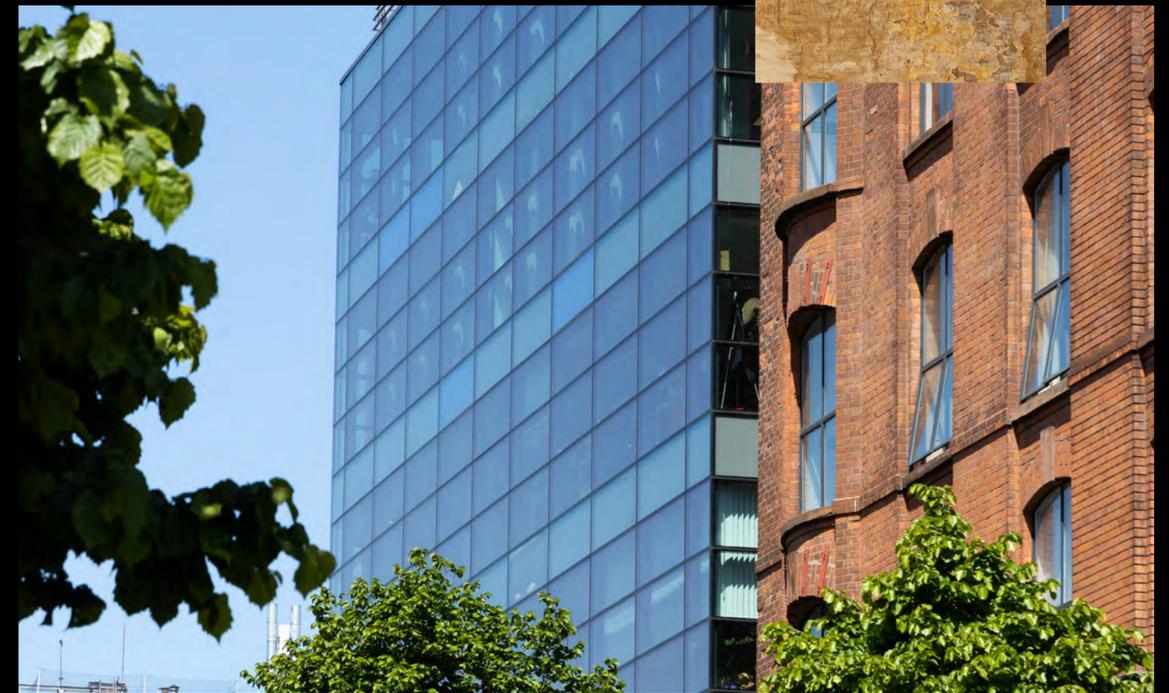


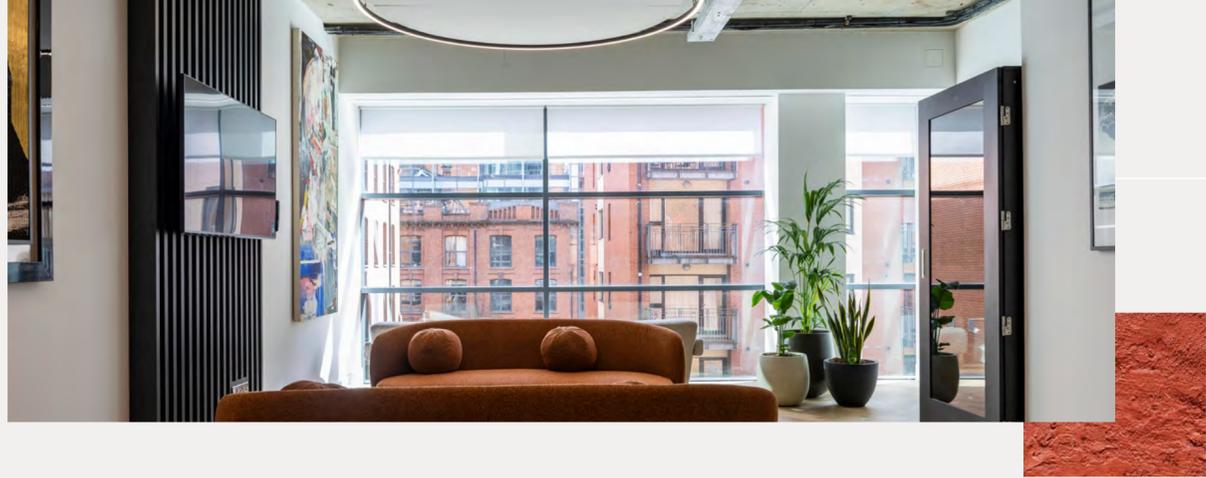


THE LINENHALL

OUR BUILDING

The Linenhall offers premium high specification office accommodation over ground and eight upper floors, complete with a basement car park, extensive amenities and a feature fully glazed front and rear façade. The ground floor entrance comprises a sophisticated, striking lobby with a staffed security desk and access is provided to the upper floors via two high-speed passenger lifts.



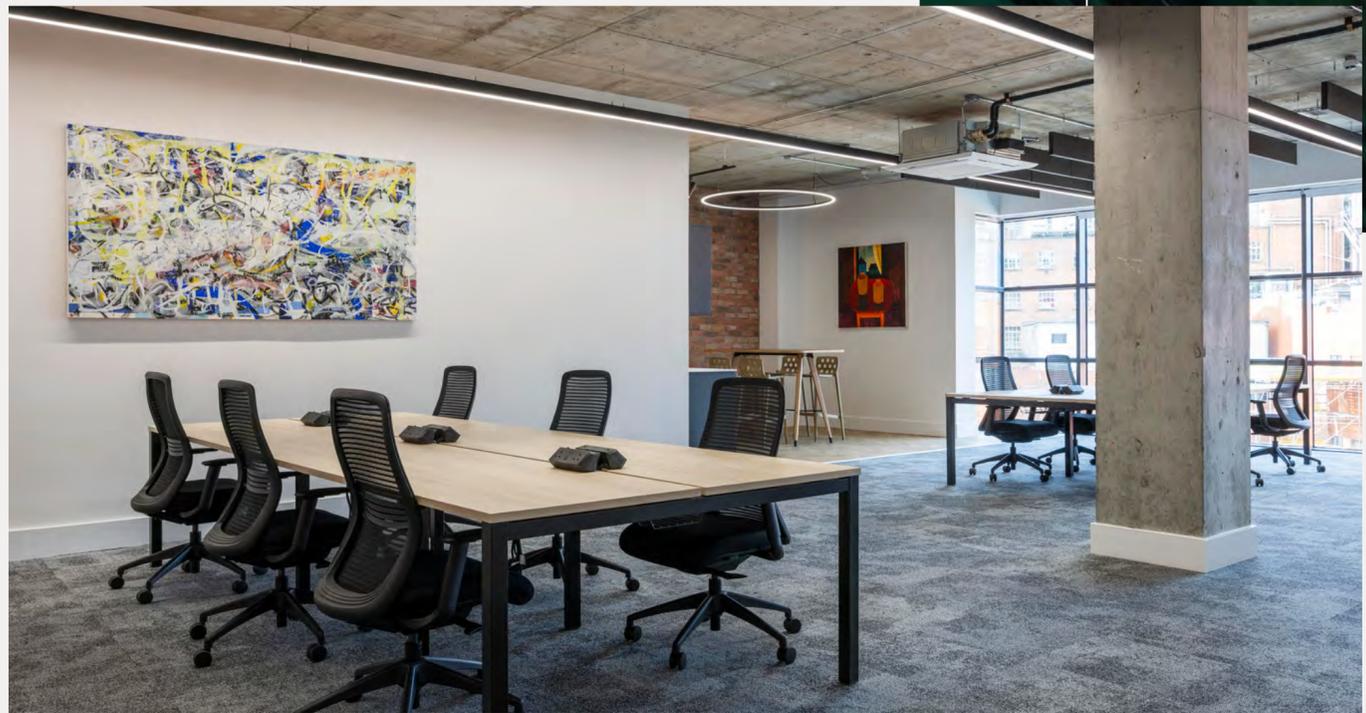


AG Alphonso Gallery

FLEXIBLE SIMPLISTIC PERFECTED

The Alphonso Gallery layout, design, and finishes have been meticulously curated by Phillip Rodgers Design, showcasing an impressive selection of artwork.

Each suite is available on flexible terms based on an all-inclusive monthly fee, offering the simplicity and convenience of serviced space, while maintaining the spatial allocation, configuration, and desk density typically associated with traditionally leased offices.



ALL-INCLUSIVE

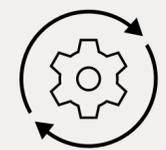
Traditional Tenant Charges

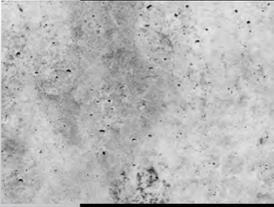
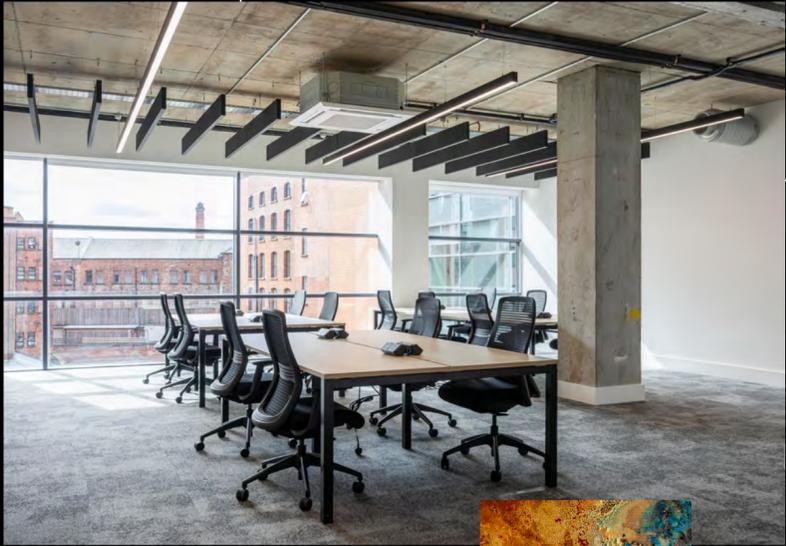
- Rent
- Rates
- Service Charge
- Insurance



Services

- Utilities
- Cleaning & Waste Management
- Air Conditioning PPM
- Full list of services available upon request





AG Alphonsus
Gallery

A M E N I T I E S

Tenants have the flexibility to request additional workstations and furnishings as required, ensuring a seamless transition through periods of growth and expansion. Exclusive car parking spaces are available within short walking distance – further details available upon request.



Dedicated Meeting Rooms and Kitchen Facilities



Executive Board Room



Business Lounge with Private Phone Booths



Bean to Cup Coffee



High Speed Wifi 7 – 10 Gbps LAN speed



Efficient Individually Controlled Comfort Heating and Cooling



24/7 access
Staffed Security Desk – Weekdays 7:30^{am} – 5:30^{pm}



End of Trip Facility including bike storage, showers, toilets and lockers

Wired Score Gold Certification



Zero Waste to Landfill



Green Energy Tariff - 100% electricity from renewable sources



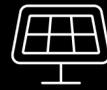
Energy efficient LED lighting and PIRs



EV chargers located in basement car park



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



Biodiverse Live Wall to be installed on front façade in Q2 2025

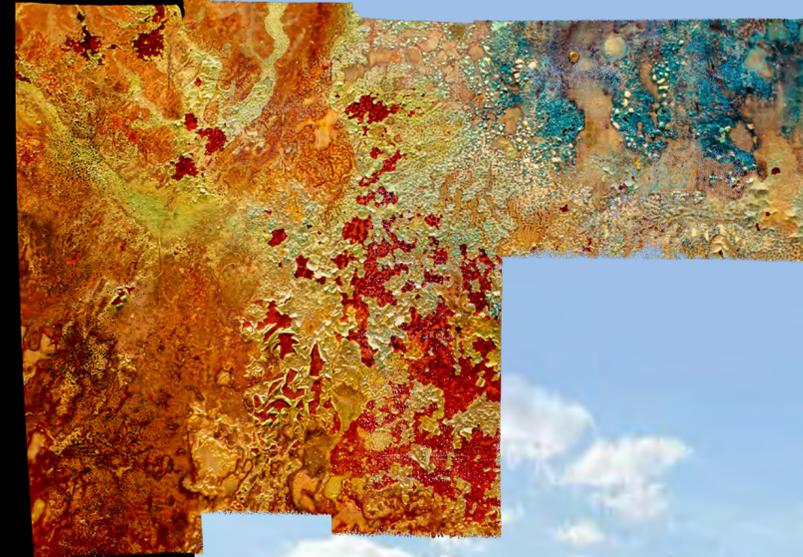


End of Trip Facility



SUSTAINABILITY

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





AG Alphonus Gallery

| Suite | Area (sq. ft.) | Desks | Status |
|-------|----------------|-------|-----------|
| 1 | 1,775 | 30+ | Available |
| 2 | 1,034 | 18+ | Let |
| 3 | 1,136 | 20+ | Available |
| 4 | 1,952 | 34+ | Available |
| 5 | 883 | 14+ | Available |

For all enquiries and further information, please contact:

Matthew McNutt

028 9027 8899

07725 534159

matthew.mcnutt@killultagh.com

THE **LINENHALL**

32-38 LINENHALL STREET BELFAST BT2 8BG

AG **Alphonsus**
Gallery



Disclaimer

"Killultagh (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; Killultagh cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of Killultagh (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) Killultagh (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

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/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 Killultagh. 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.

April 2025