

To Let

Prime City Centre Offices **Lincoln Buildings,**
27-45 Great Victoria Street, Belfast BT2 7SL

 CUSHMAN &
WAKEFIELD

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PIERCE



To Let Lincoln Buildings, 27-45 Great Victoria Street, Belfast BT2 7SL



Location

Lincoln Buildings is a prominently located landmark Grade A office building on corner of Great Victoria Street and Bruce Street within Belfasts Central Business District.

Great Victoria street is one of the main access roads in and out of the City Centre.

The building is only a short distance from Belfast City Hall and strategically adjacent to Great Victoria Street Rail and Bus Terminus which is part of a Belfast's new transport hub now called Weavers Cross.

Other occupiers in closer proximity include Factor Law, Deloitte, SSE, CME, Axon, Regus, BBC and a number of Public sector occupiers.

Description

Lincoln Buildings is an extremely prominent and ornate Office Building offering excellent quality Grade A office accommodation.

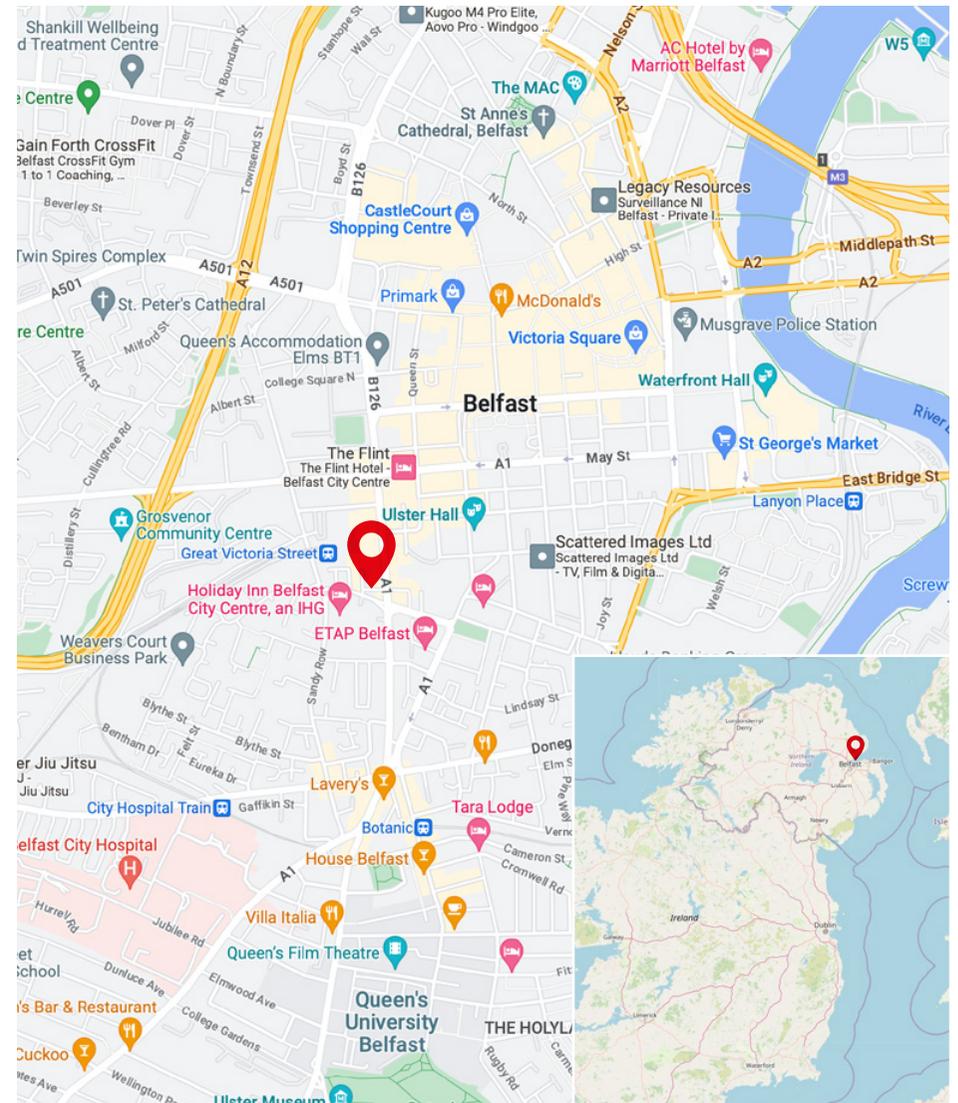
The building is arranged over ground and six upper floors and offers a very generous and attractive reception/foyer at ground floor level.

The offices benefit from regular floor plates offering an abundance of natural light.

The available space is located on the 4th, 5th and 6th (penthouse) floors within the building and offer excellent open plan spaces with some private offices, meeting spaces and break out spaces existing and insitu.

The building offers:

- Feature Entrance Foyer
- On-site concierge services
- Fully air-conditioned spaces
- Raised access floors with existing cabling and floor boxes
- Carpet floor coverings
- Mixture of suspended/plastered and exposed ceilings
- Exposed red brick features
- Meeting rooms, breakout areas and kitchens
- Modern and well presented rest rooms
- Regus centre located on the 3rd floor
- Gym on the ground floor
- On-site car parking and bike racks



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Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
4th Floor Offices	8,700	808
5th Floor Offices	8,700	808
6th Floor Offices	7,500	696
Total Available areas	24,900	2,312

Lease Details

Term:	Negotiable
Rent:	£22.50/sqft
Repairs:	Effective full repairing and insuring by way of a service charge
Insurance:	Payable by the tenant
Service Charge:	Amount to be confirmed but estimated at £3.75/sqft payable year 2023/2024

NAV

The rates are currently under review but estimated at approx. £7.90/sqft payable in the year 2023/2024.

VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

EPC

4th and 5th floors: C56

6th Floor: B50

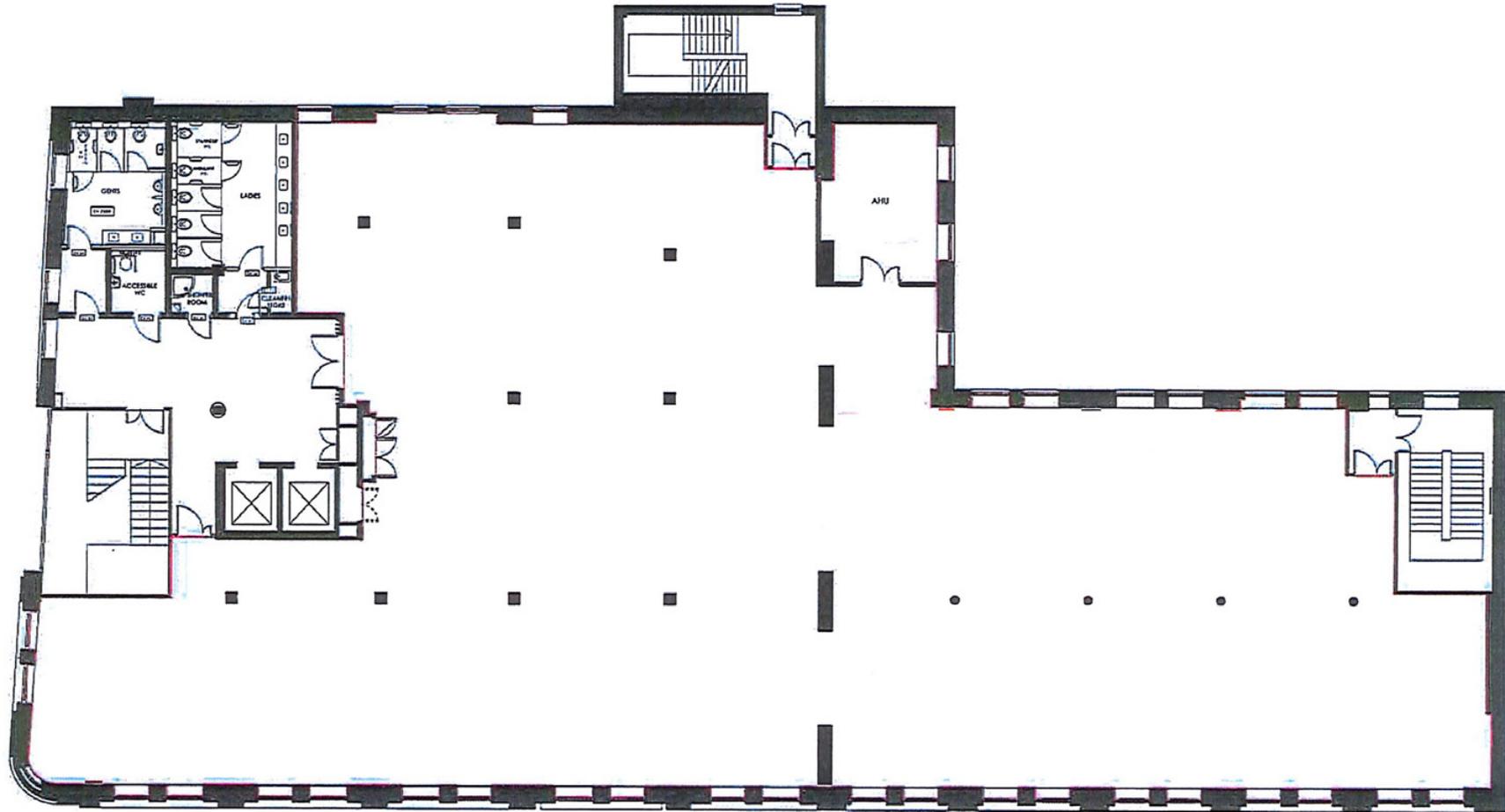


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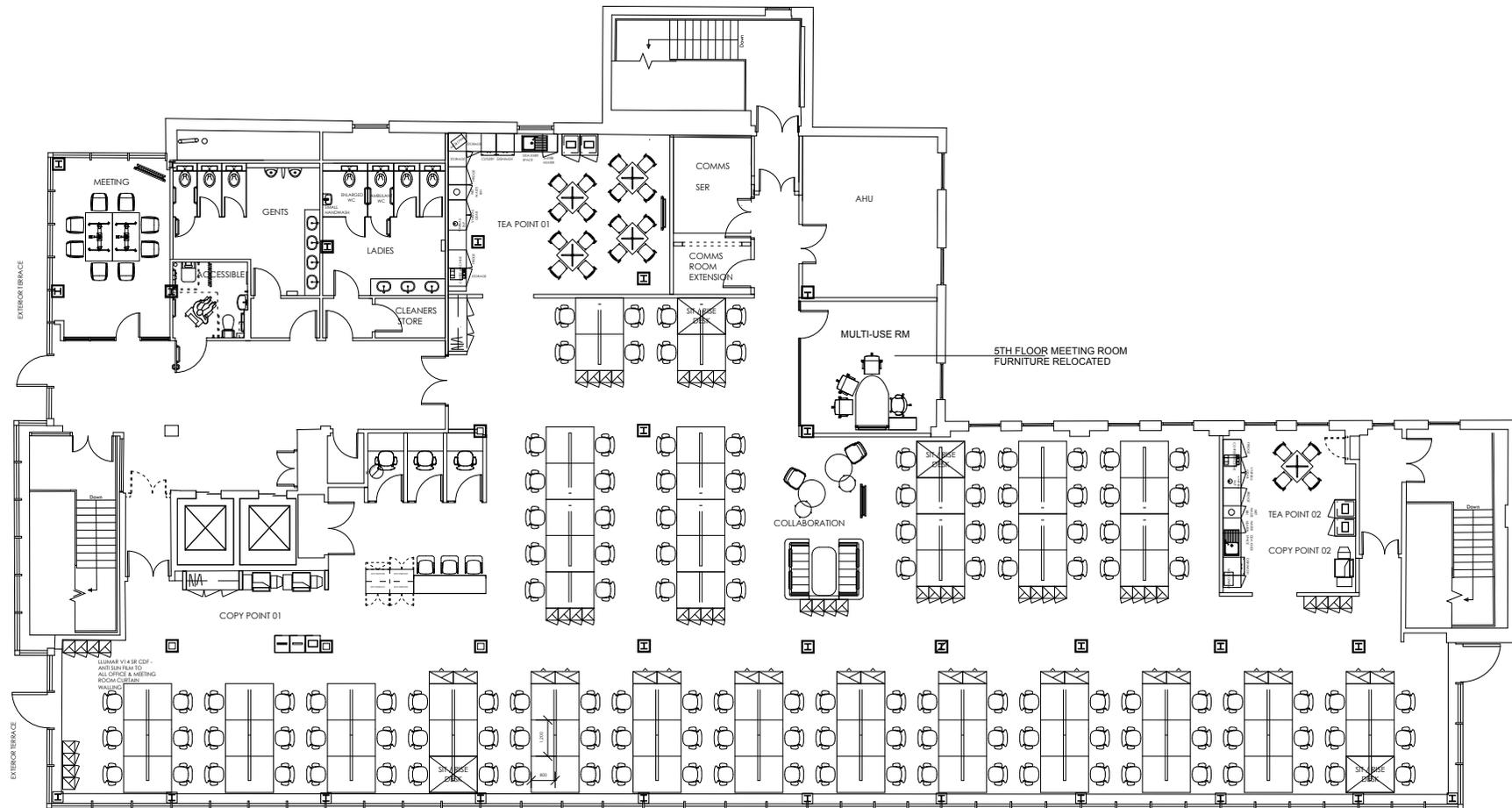
Open plan floor prior to Fitout.



Fourth Floor - Existing Layout

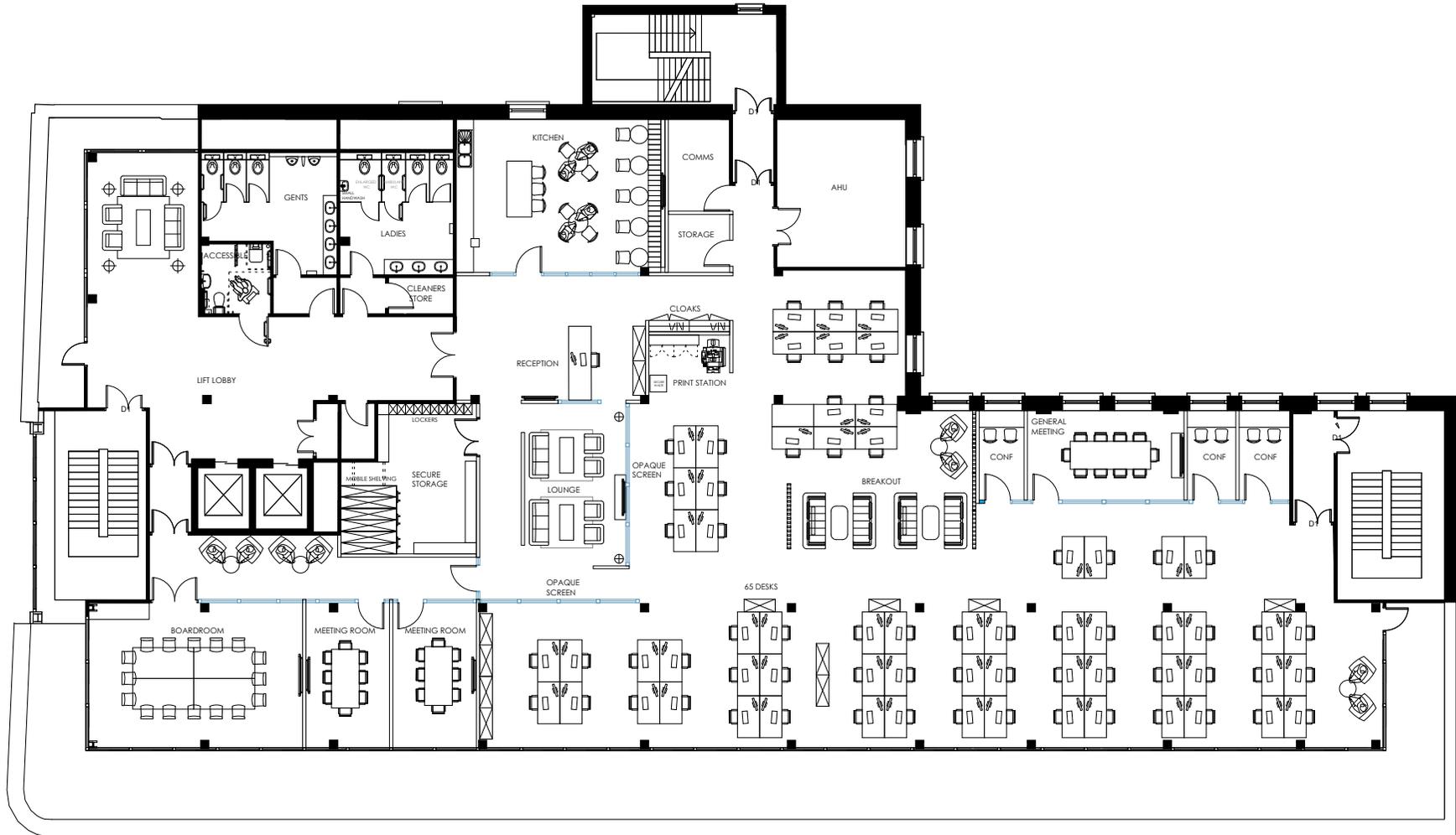


Fifth Floor - Existing Layout



Sixth Floor - Existing Layout

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Example Space Plan

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McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

Robert Toland BSc (Hons) MRICS,

Mark Riddell,

Mark McKibbin,

Michael McCombe MA (Hons) MLE MRICS

For more information, please contact:**Robert Toland**

028 9023 3455

079 8074 0270

robert.toland@cushwake-ni.com

James Russell

028 9023 3455

078 1574 2152

james.russell@cushwake-ni.com

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