

TO LET



City Centre Office Accommodation

1st & 2nd Floors
13-19 Linenhall Street
Belfast
BT2 8AA

- Prominent City Centre location
- Accommodation extends from c. 2,070 – 4,697 sq ft

LOCATION

The subject property is located behind Belfast's City Hall on Linenhall Street which runs parallel to Bedford Street and Adelaide Street.

Linenhall Street has long been regarded as one of Belfast's prime office locations.

DESCRIPTION

The office suites are accessed via a common entrance lobby with a lift serving the upper floors.

The accommodation, which is presently partitioned to provide mainly cellular office accommodation with additional meeting rooms and kitchen facilities, is finished to a good standard to include suspended ceiling with fluorescent strip lighting, plaster / painted walls, and carpet floor covering.

Communal W.C facilities are available within the building.

ACCOMMODATION

We estimate the accommodation extends to:

1st Floor - c. 2,627 sq.ft
2nd Floor - c. 2,070 sq.ft
Plus attic storage space c. 469 sq.ft

LEASE DETAILS

Rent:	1 st Floor	£21,000 per annum excl.
	2 nd Floor	£16,500 per annum excl.

Term: Negotiable subject to periodic rent review.

SERVICE CHARGE

A service charge is payable to include a contribution towards maintenance of common areas and external repairs.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

MANAGEMENT

Tenant is responsible for the landlord's agents management fee of 6% annual rent plus VAT.

VAT

The property is opted to tax therefore Value Added Tax will be payable on rent and all other outgoings.

NAV

1st Floor £11,200

2nd Floor £16,500

(Source LPS online database)

The current commercial rate in the pound is £0.626592 (2025/26)

Interested parties are advised to make their own enquiries in relation to rates.

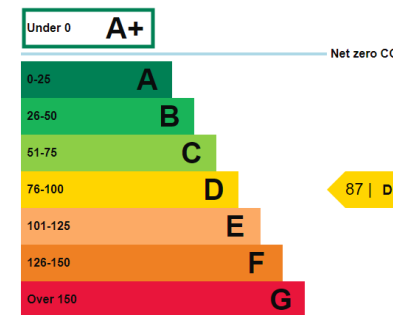
EPC

The property has an energy performance rating of D87 (1st Floor) and E119 (2nd Floor).

The full certificate can be made available upon request.

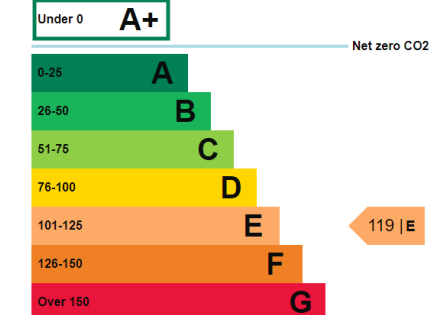
1st Floor

1st Floor Linenhall House 13 Linenhall Street BELFAST BT2 8AA	Energy rating D
Valid until 21 February 2032	Certificate number 5150-4509-6930-3913-0308



2nd Floor

2nd Floor Linenhall House 13 Linenhall Street Belfast BT2 8AA	Energy rating E
Valid until 23 November 2031	Certificate number 5155-2265-0326-1357-2898



LOCATION



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/ukxi/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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell



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