

FOR SALE

QUALITY OFFICE BUILDING IN THE HEART OF BELFAST

24 LINENHALL STREET, BELFAST, BT2 8BG



028 9024 9024



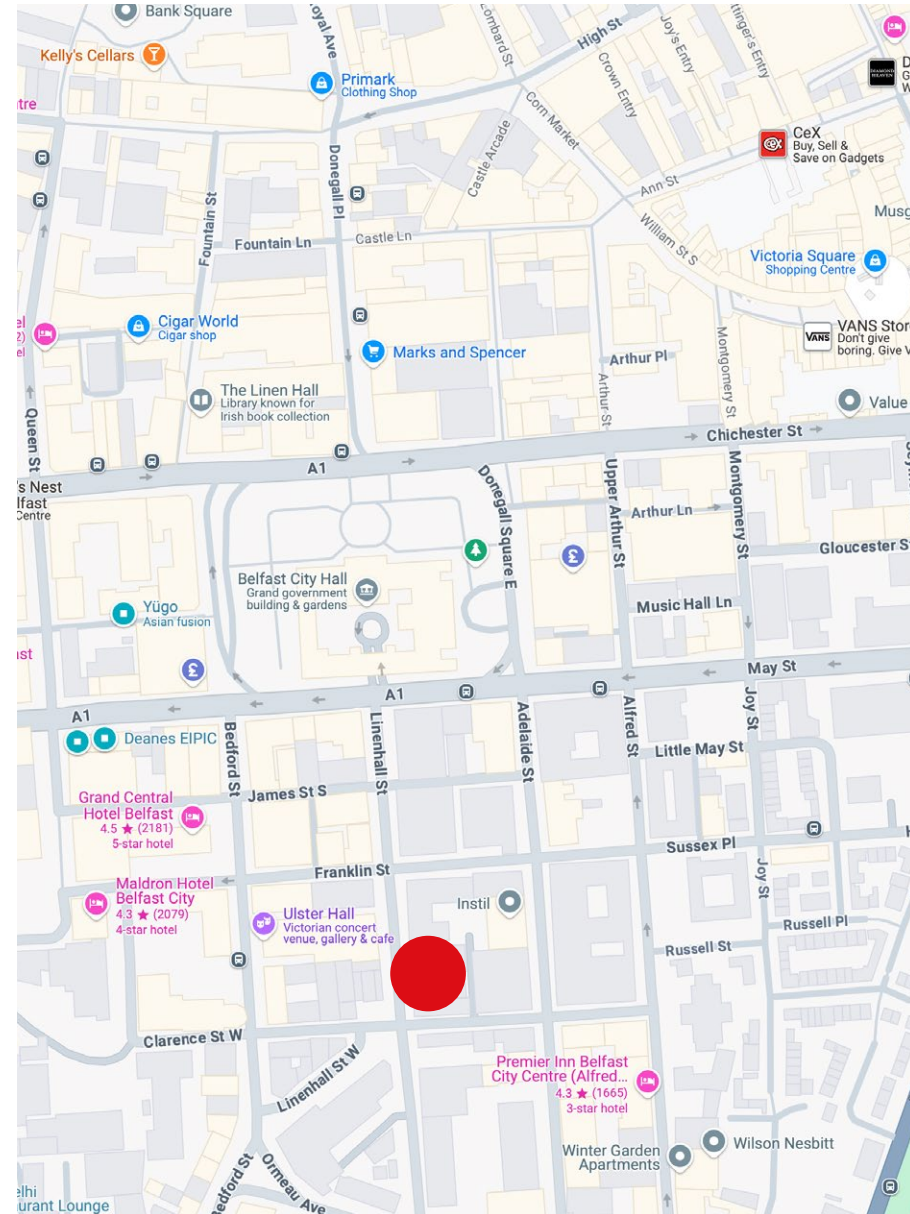
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LOCATION

24 Linenhall Street occupies a prestigious and highly prominent position within Belfast's prime central business district, at the junction of Linenhall Street, Clarence Street and Linenhall Street West. Located just 160 metres south of Belfast City Hall, the property sits at the heart of the city's most established commercial and professional core. This prime address benefits from exceptional connectivity, with the Glider rapid transit system only a 5-minute walk away and Belfast's new Grand Central Station accessible within approximately 15 minutes on foot. Dublin Road Multi-Storey Car Park is also conveniently situated just a 4-minute walk from the building.



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DESCRIPTION

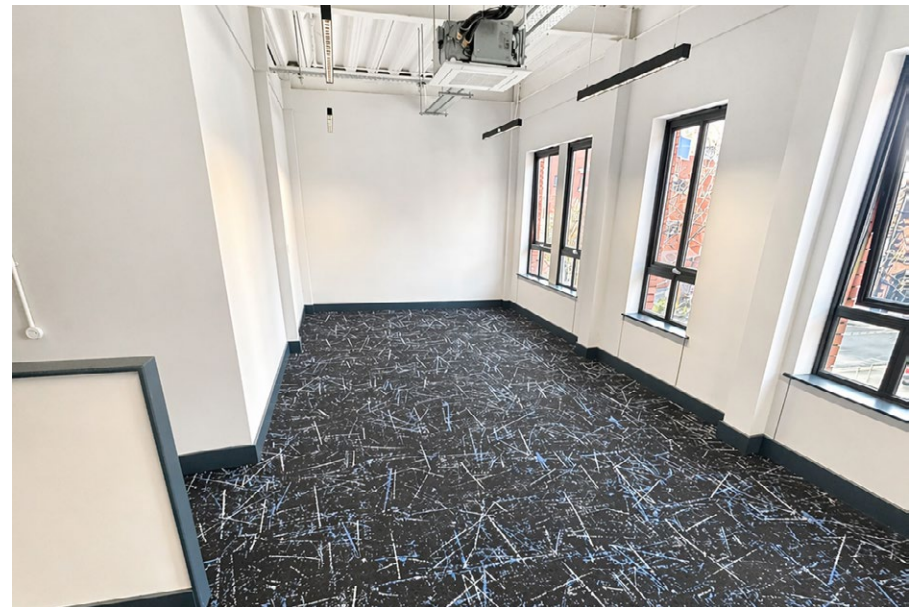
The newly reimagined entrance creates an immediate impression of quality and sophistication, offering a bright, contemporary arrival experience defined by sleek architectural finishes and carefully balanced warm wood accents. Thoughtfully designed to make a lasting first impression, the space seamlessly combines modern aesthetics with a welcoming and professional atmosphere.

The second floor has been comprehensively refurbished to an exceptional standard, providing premium workspace solutions designed to meet the evolving requirements of today's occupiers. Key features include:

- Highly efficient and adaptable floorplates, designed to maximise usability and natural light
- Finishes include: plastered and painted walls, access flooring and carpets.
- Full lift access to all floors,
- Well-appointed WC facilities conveniently located on every level
- A newly installed kitchen featuring fully integrated, high-specification appliances
- Discreetly integrated air conditioning, delivering a consistently comfortable working environment year-round.
- Two Parking Spaces at the rear of the building.

OCCUPANCY

Ground floor, First floor and Two car parking spaces are let to Capita for a term of 10 yrs from 01/01/2014 currently paying £54,077 ex. per annum.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor (and two parking spaces)	1,953	181.4
First Floor	2,249	208.9
Second Floor	2,249	208.9
Third Floor	2,249	208.9
Fourth Floor	2,206	204.9
Total	10,906	1,013.0

PRICE DETAILS

Price: £1,500,000

Title: Freehold or Long Leasehold

NAV

Floor	NAV	Estimated Bill
Ground & First Floor	£58,200	£37,847
Second Floor	£33,100	£21,525
Third Floor	£33,600	£21,850
Fourth Floor	£32,700	£21,264

VAT

Prices and outgoings do not include VAT which may be chargeable

VIEWING

By appointment through Campbell Commercial (Tel: 028 9024 9024).



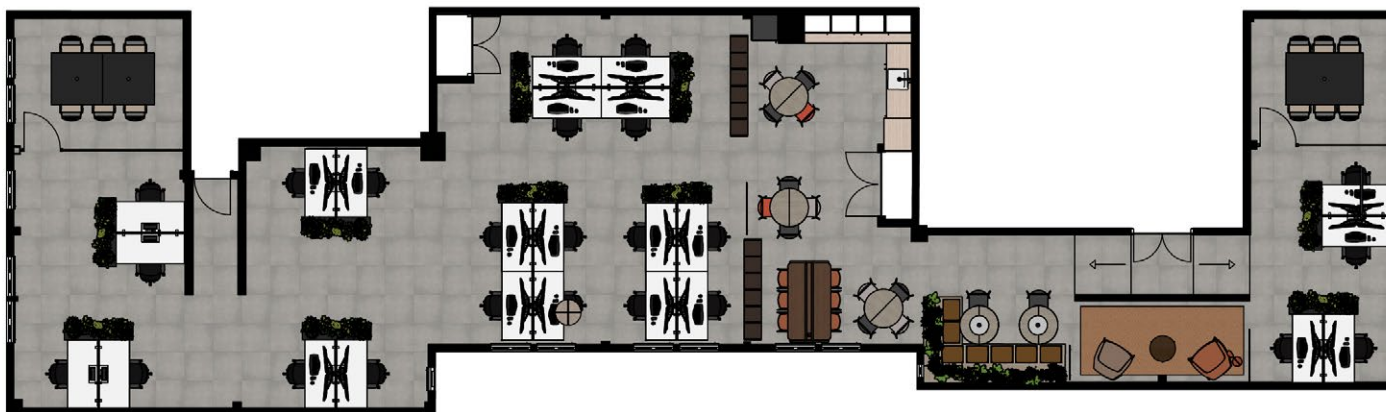
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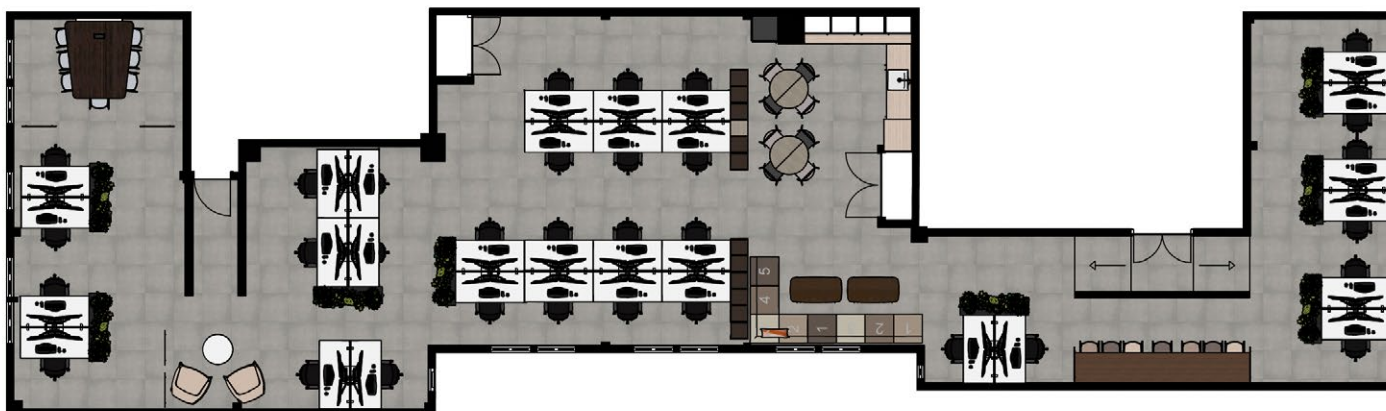
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FLOOR PLATE OPTIONS



Option 1



Option 2

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For viewing appointments please contact:

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EPC



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