

TO LET

REFURBISHED 3RD FLOOR OFFICE SUITE



**24 LINENHALL STREET
BELFAST
BT2 8BG**

**Campbell
Cairns**
Commercial

028 9024 9024

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 located within a few minutes' walk.

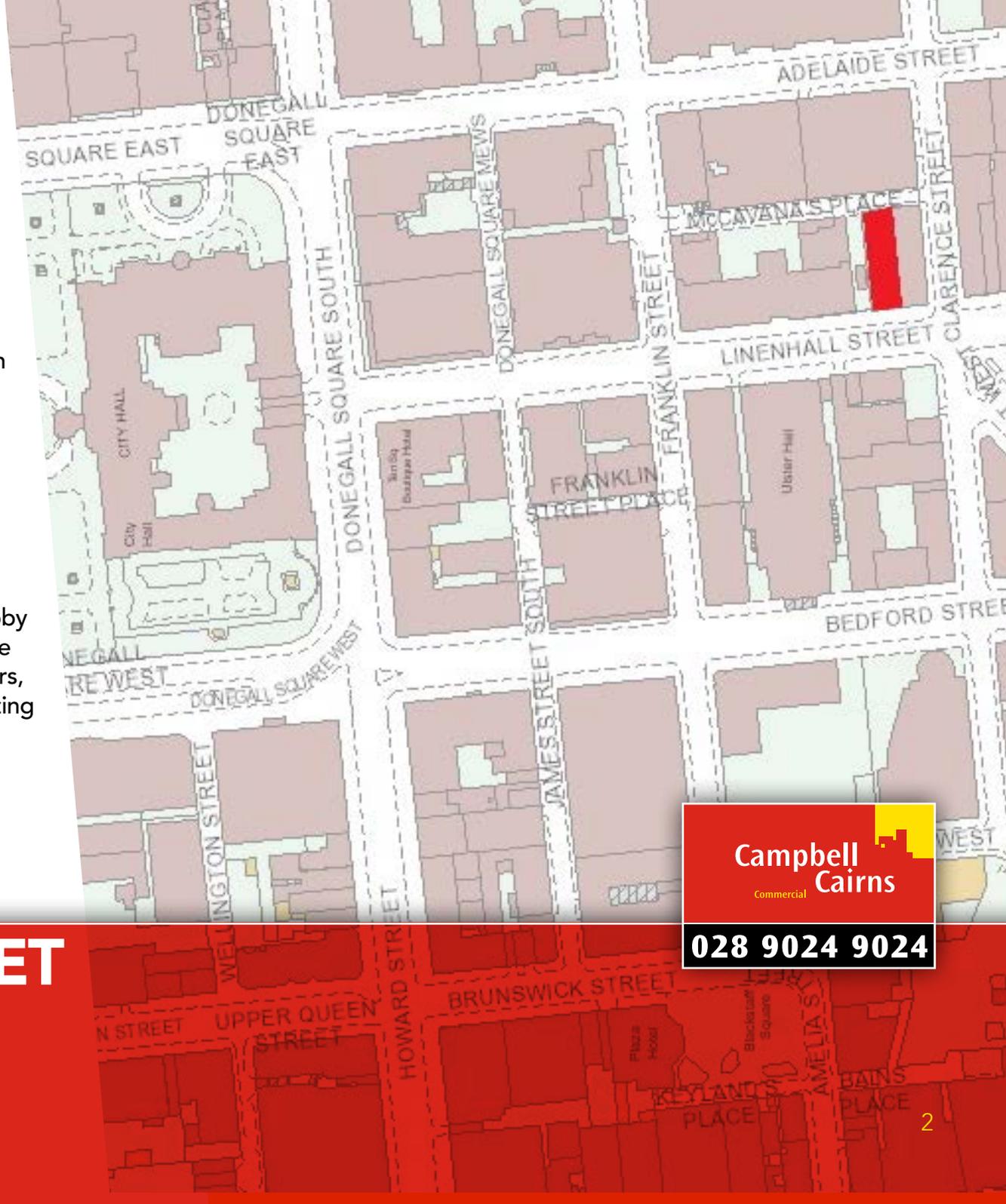
Other occupiers in the building include Capita, Cloud Operate and Exploristics.

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 suite is immediately available with vacant possession

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ACCOMMODATION

3rd Floor Office Suite 2260 sq ft 209.95 sq m

NAV

We have been advised by Land and Property Services that the NAV of the property is £26,500.

Rate poundage 2020-2021 is £0.538166 giving an annual rates bill of approximately £14,262.

LEASE DETAILS

Term	A new 5 or 10 year lease
Rent	£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.

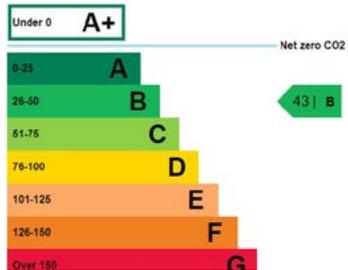
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VAT

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

EPC



VIEWING

Strictly by appointment through Campbell Cairns.

Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as 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; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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