

To Let

Murray's Exchange

1 Linfield Road, Belfast, BT12 5DD

McConnell | JLL Alliance Partner

028 9020 5900

mcconnellproperty.com

FURTHER DETAILS

Murray's Exchange
1 Linfield Road, Belfast, BT12 5DD

SUMMARY

Availability	**To Let**
Size	**From 1,668 to 20,786 sq ft**
Rent	**£15 per sq ft**
Service Charge	**£2.13 per sq ft**
Rates Payable	**£9.63 per sq ft**
Term	**New Lease**

CONTACT & VIEWINGS



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Ross Molloy
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LOCATION

Murray's Exchange occupies a prominent position on the edge of Belfast City Centre, immediately adjacent to the new Belfast Grand Central Station and the emerging Weaver's Cross district.

The surrounding area is undergoing significant regeneration, creating a new mixed-use city neighbourhood incorporating offices, residential, retail, leisure and enhanced public realm.

The location combines excellent transport connectivity with immediate access to the amenities of Belfast City Centre.

SPECIFICATIONS

Specifications include:

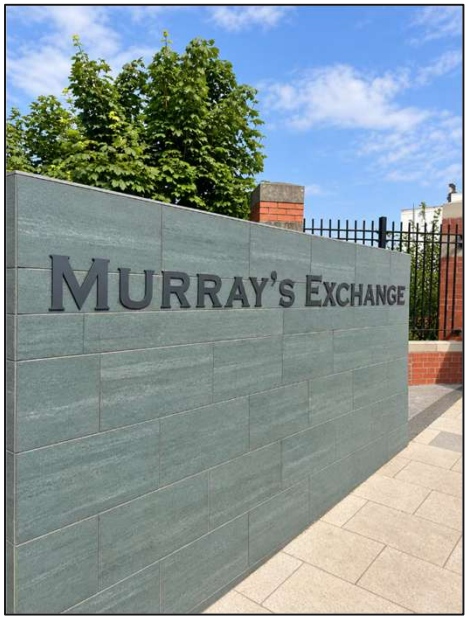
- Carpeted flooring
- Raised access
- Air conditioning
- Lift access
- Generous open plan accommodation
- Private offices and meeting rooms
- Mix of suspended and exposed ceilings
- EPC: B (50)

DESCRIPTION

The accommodation provides approximately 20,785 sq ft of high-quality office space arranged across seven units and is ideally suited to medical and office led occupiers..

The accommodation is arranged in a range of suites of varying sizes, providing flexibility for occupiers seeking established office accommodation within a prominent city-centre location.

The space combines modern office specification with a number of attractive period features, providing a professional and working environment full of character within the historic Murray's Exchange building.



Demise	sq ft	sq m
Unit - 1	4,693	436
Unit - 2	2,013	187
Unit - 3	4,876	453
Unit - 4	2,078	193
Unit - 5A	1,668	155
Unit - 5B	3,369	313
Unit - 6	2,088	194
Total	**20,785**	**1,931**



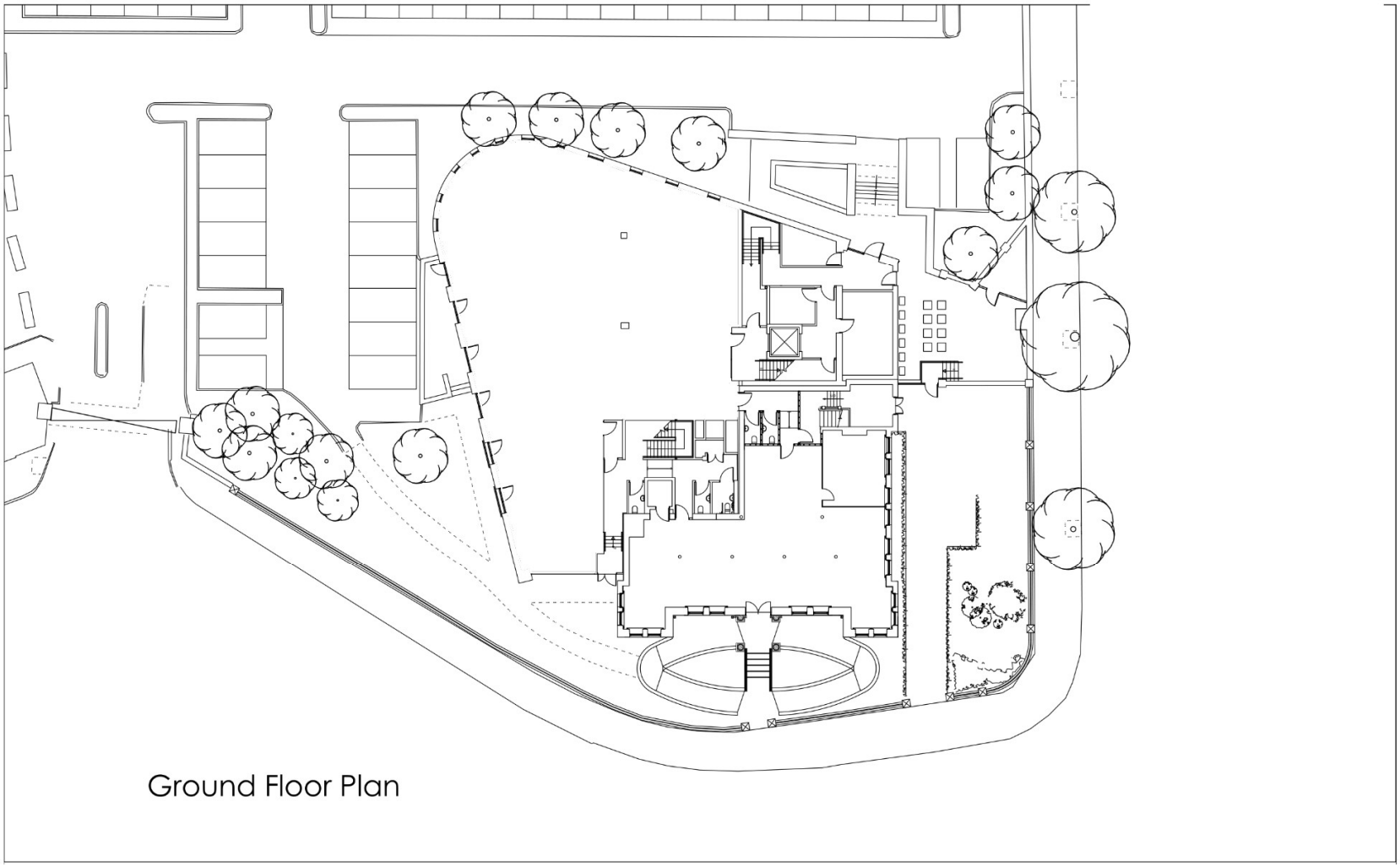






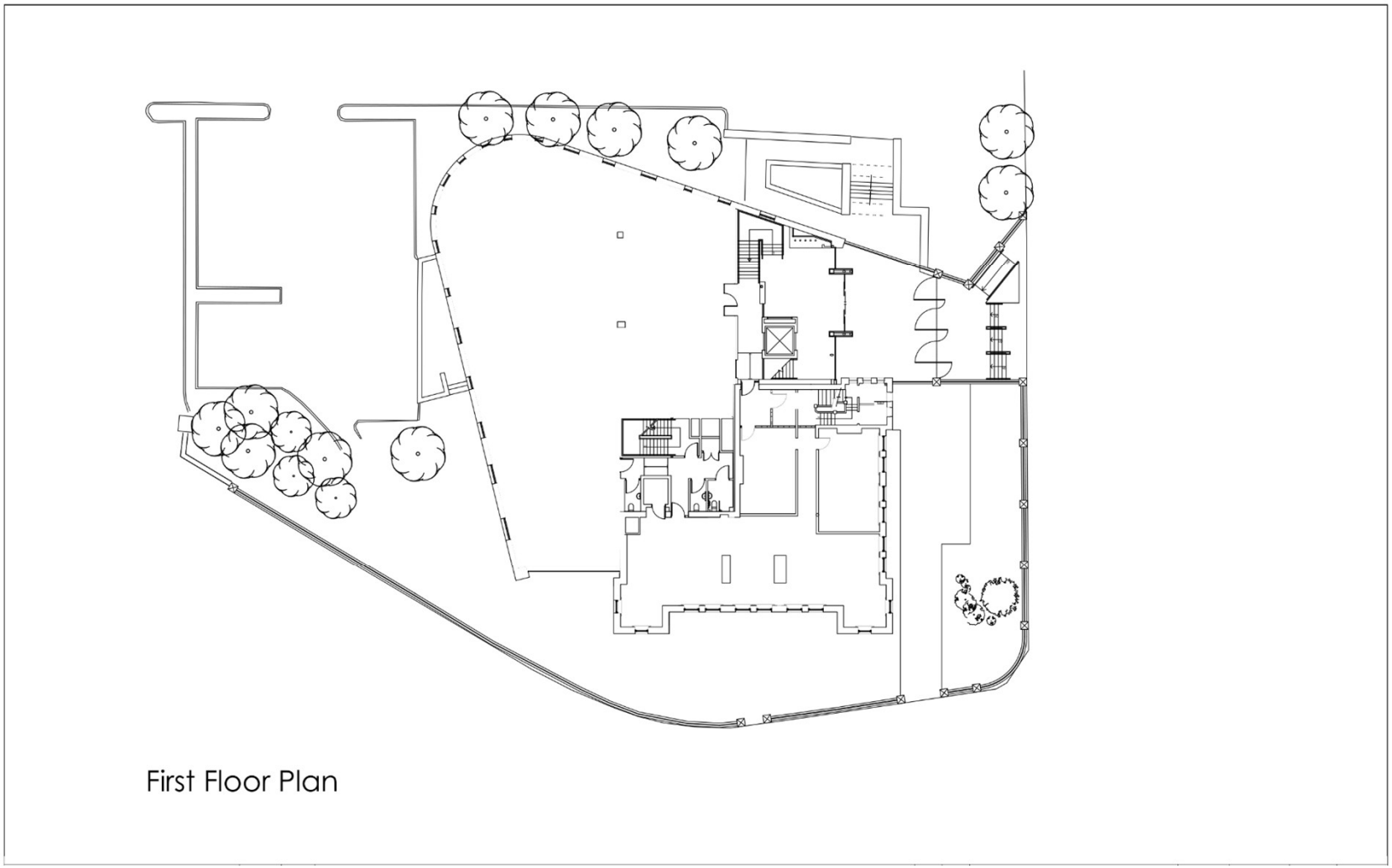
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GROUND FLOOR PLAN



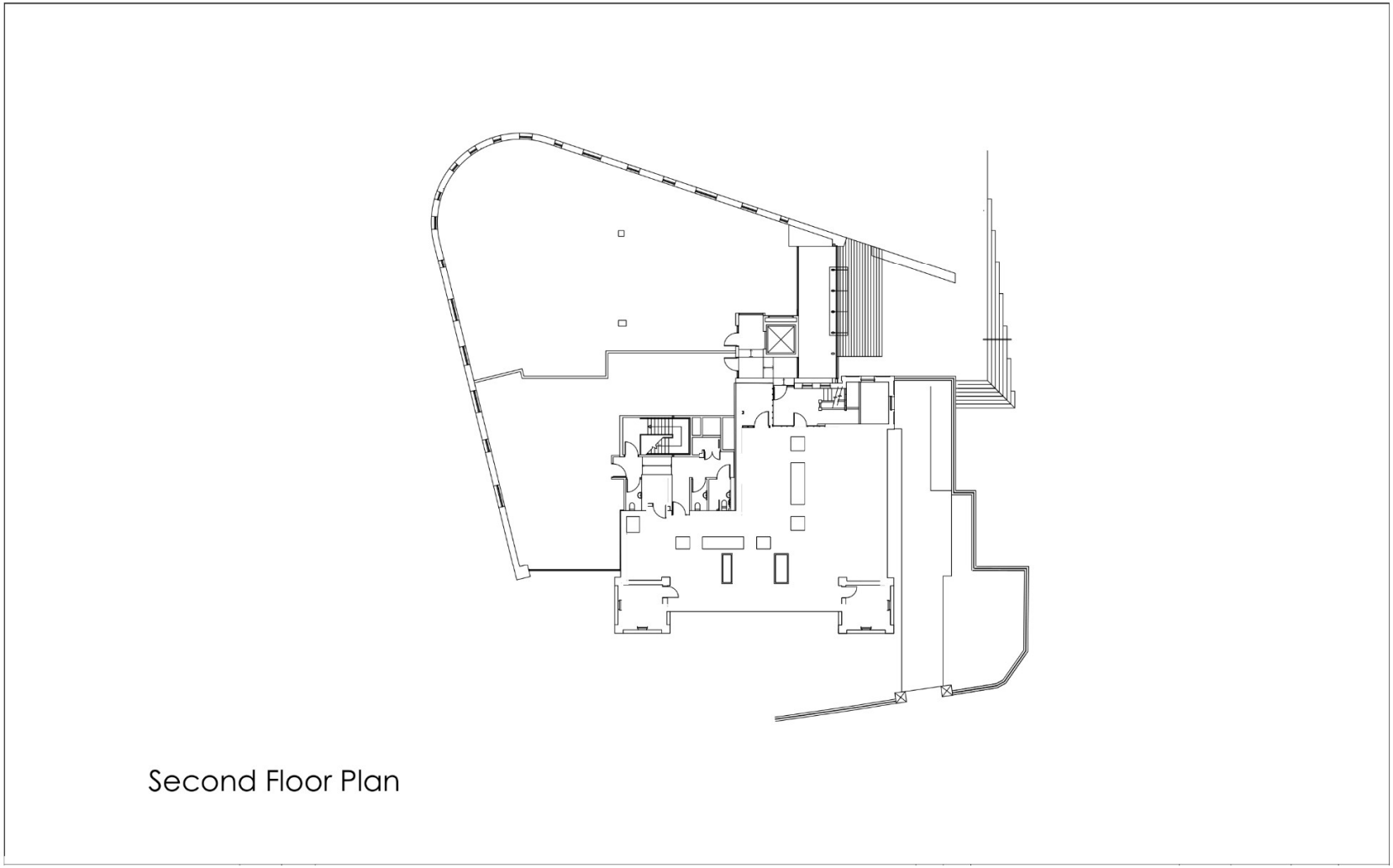
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FIRST FLOOR PLAN



NOT TO SCALE · FOR IDENTIFICATION ONLY

SECOND FLOOR PLAN



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TERMS

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MURRAY'S EXCHANGE



Viewings

Viewing is strictly by appointment with the sole agent McConnell Property.

McConnell Property

1st Floor, Montgomery House
Montgomery Street
Belfast
BT1 4NX

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AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.