

THE LINENHALL

32-38 LINENHALL STREET BELFAST BT2 8BG

ABASEFULL
OFENERGY
FOREXCELLENCE



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An aerial photograph of Belfast, Northern Ireland, showing a dense urban landscape with a mix of modern glass-fronted buildings and older brick structures. The city is surrounded by green hills under a clear blue sky. The text is overlaid on the top half of the image.

BELFAST

POSITIVE AND TRANSFORMATIVE

EXPERIENCE

An unbeatable combination of world-class talent, highly competitive operating costs, research excellence and a resilient infrastructure, in a low-risk, pro-business environment, has fuelled the growth of Northern Ireland's professional and financial services sectors.

The growth of data and computing power, digital and mobile technologies, analytics and automation are driving transformation in the industry, while cybersecurity and emerging technologies such as blockchain, machine learning and AI are developing rapidly. Capability across these areas is well established in Belfast, which has long held an international reputation for engineering excellence.

BELFAST CITY CENTRE

UU Campus

St Annes Cathedral

Castle Court

Victoria Square

Law Courts

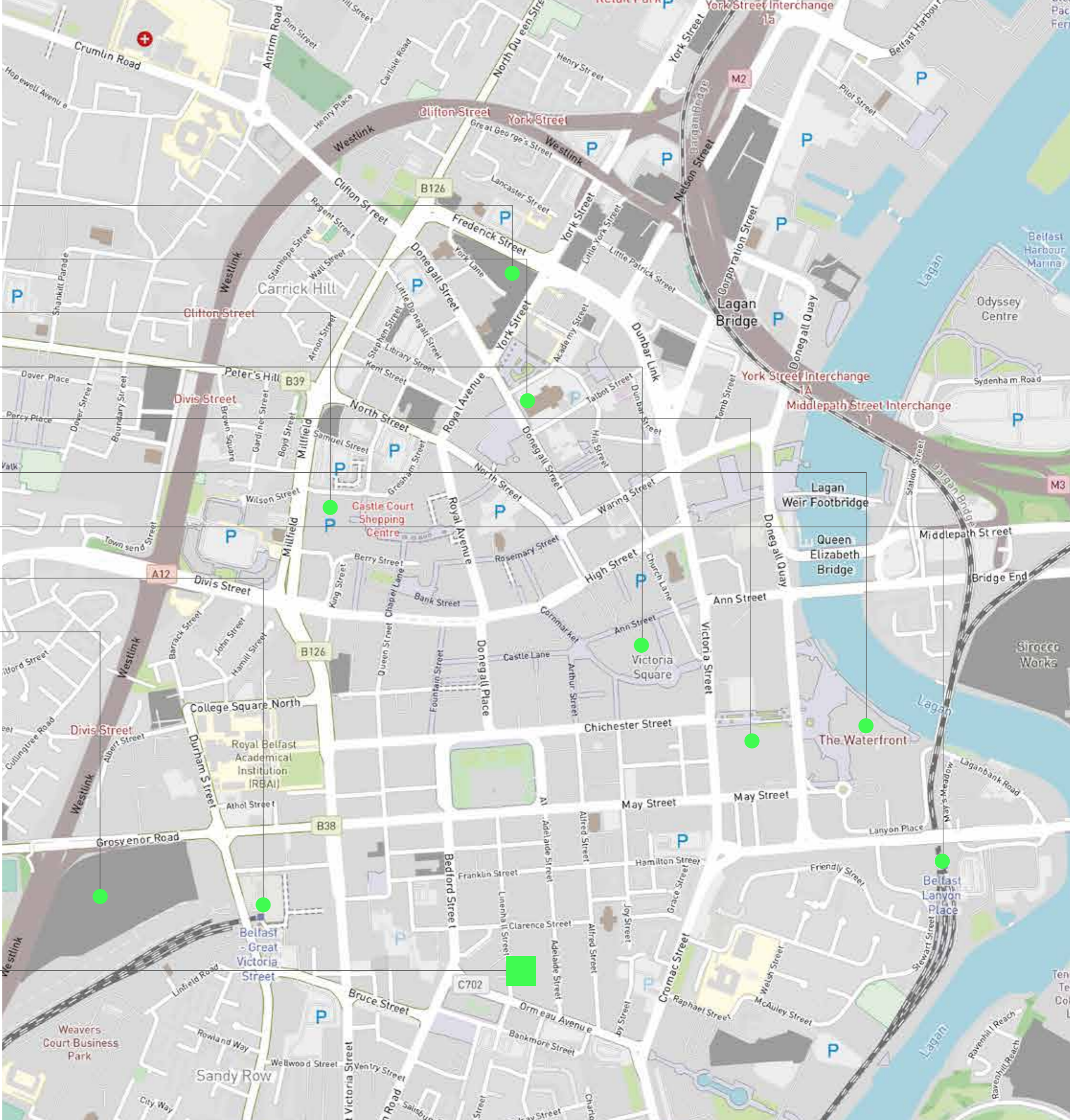
ICC Waterfront

Lanyon Place station

4 Great Victoria Street Station

Grand Central Station Bus and Rail Terminus

THE LINENHALL



SPECIALISATION

In wide range of sectors including ICT and life sciences with a proven track record in attracting FDI in software and IT business services

55% under the age of 39

643,000

Belfast Population

The population of Northern Ireland is 1,903,100 (2021 Census)

50

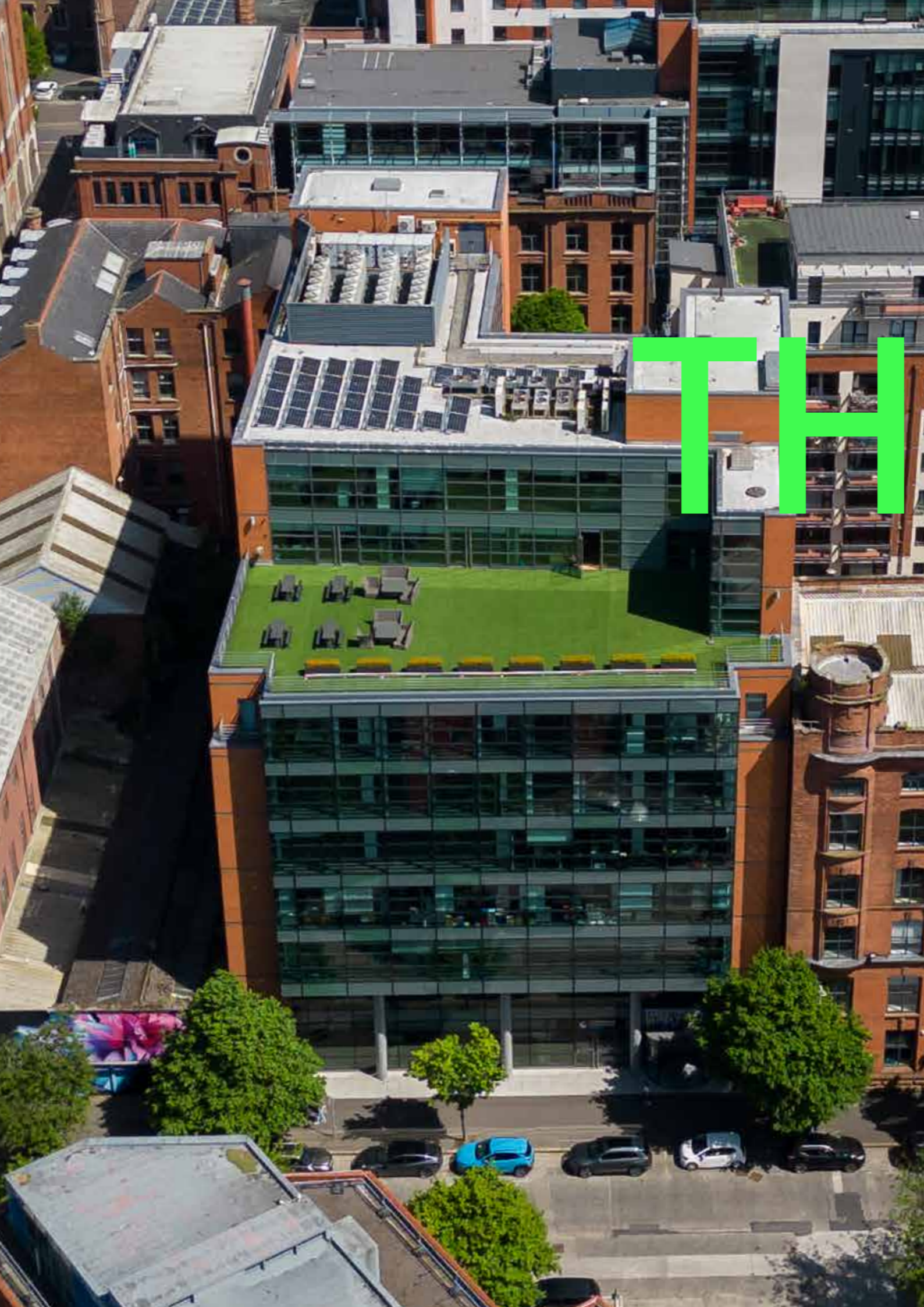
% of FDI jobs created in NI are in the high tech with rapid growth expected to continue

Competitive operating costs
c.30% lower than UK/
European cities

Two World Class universities located in Belfast City Centre contributing to 16,000+ graduates per year

fastest knowledge economy in the UK
2ND

Ranked 4th highest across cities and regions across Europe and the UK
FDI



THE CITY

A space overlooking the

The Linenhall provides high specification Grade A office accommodation over ground and eight upper floors with basement car park/amenity facilities and features a fully glazed front and rear façade.

The ground floor entrance provides a striking lobby and reception area with manned security desk through which the upper floors are serviced by two high speed passenger lifts with return to ground floor function to reduce waiting times.

The Linenhall tenants include The Institute of Chartered Accountants Ireland, Black Duck, Multi-Health Systems Inc, Whitespace, Foot Anstey McKees, Lightspeed, CBRE, Honeycomb, Black Duck, and Lewis Silkin.

Key Features:

- 73,000 sq ft
- Industrial and traditional concept fit-outs
- Thread Works Managed Office Suites Available
- Alphonsus Gallery Managed Suites
- Fully fitted and furnished suites available on inclusive or conventional lease terms
- Wired Score Gold
- End of Trip facility
- EPC B Rating
- 25 space basement car park
- Additional 300 space surface level car park available within 5 minute walk

AG Alphonsus Gallery

[Click here to view the Alphonsus Gallery managed office suite particulars](#)

TW Thread Works

[Click here to view the Alphonsus Gallery managed office suite particulars](#)

Located in the heart of Belfast's central business district and within the historic Linen Quarter

08 Minutes walk from Grand Central Station 

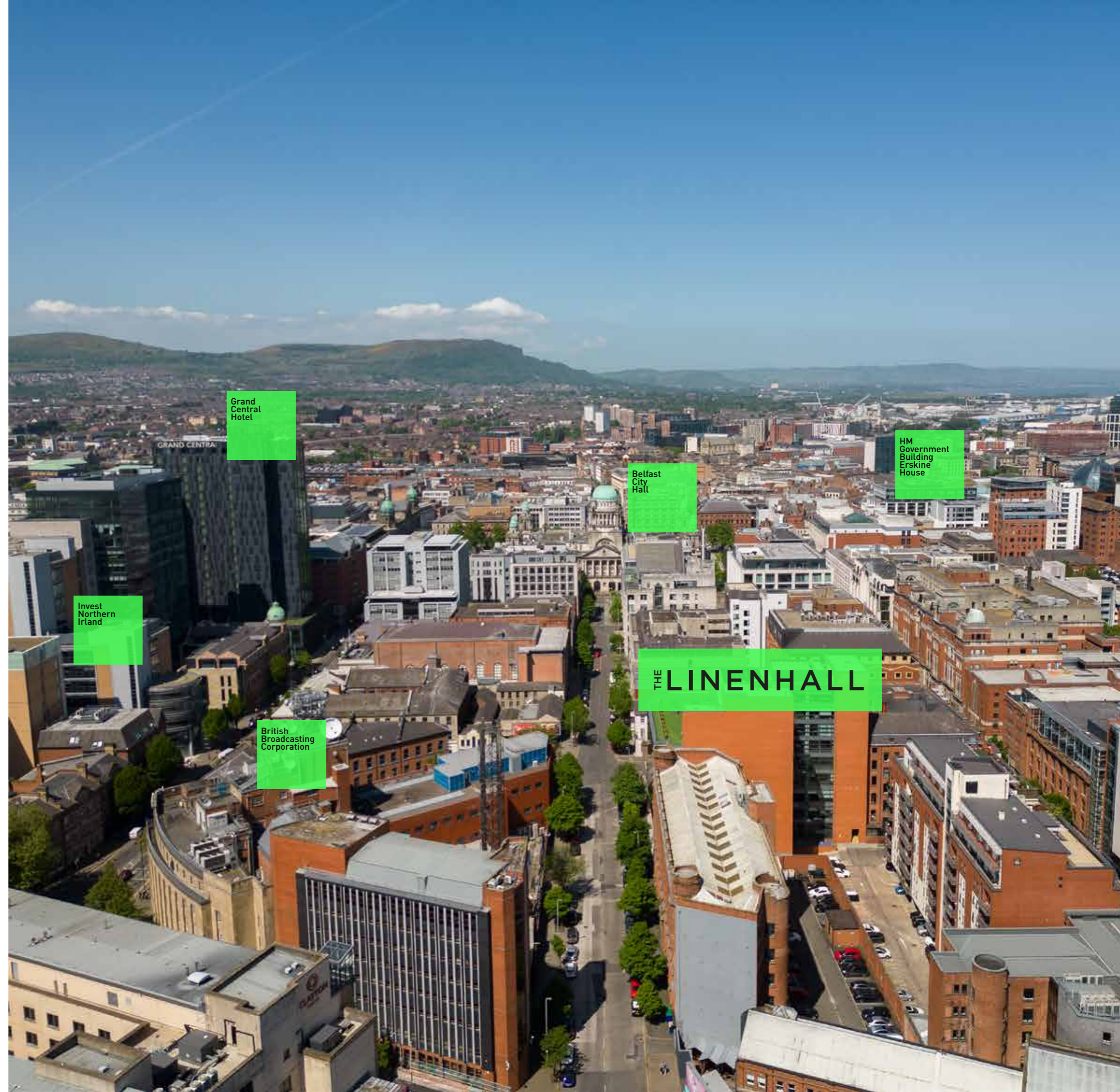
10 Minutes walk from Lanyon Place Station 

4 MINUTE WALK TO THE LAGAN TOW PATH

ROYAL COURTS OF JUSTICE
0.5 MILES

PRIME RETAIL PITCH
DONEGALL PLACE
0.3 MILES

BELFAST CITY HALL
0.2 MILES





DISCOVER SUSTAINABILITY

a workspace that has the potential to profoundly impact the well-being of both its tenants and visitors



Roof mounted 15 kWp photovoltaics System generating electricity for common area usage



End of Trip Facility



Energy efficient LED lighting and PIRs



7 no. EV chargers located in basement car park



Green Energy Tariff



Zero Waste to Landfill



Biodiverse Live Wall installed on front façade



Above images of fully fitted 2nd Floor suite



The Linenhall embodies diversification, providing the physical and technological capabilities to accommodate a wide variety of fit outs and styles, ensuring businesses can maximise productivity and efficiency through occupation.

The second floor suite has recently undergone a full refurbishment to provide an exceptional fully fitted office suite with open plan capacity for 65-70+ desks. The space is fitted to include board room, 2 no. 6-8 person meeting rooms, 2 no. phone booths, fitted kitchen/break out/townhall space, reception and comms room/store.

The suite is available with tailored furniture packages if required and can be leased on an inclusive basis to include traditional lease costs, cleaning and PPM, providing a comprehensive and simplistic office solution. The office is also available on conventional lease terms if preferable.

Spec as follows:

- Exposed Services
- Floor to ceiling height of 3.1m with exposed concrete soffit
- Raised access flooring
- Carpeted LVT floor coverings
- Acoustic ceiling rafts with suspended linear LED lighting
- Meeting rooms/boardroom with acoustic crittall style glazed partitions
- Modern fitted kitchen
- Newly installed efficient Mitsubishi comfort heating and cooling
- Stylish WC Facilities
- Available on a traditional or inclusive basis

PROVIDING HIGHSPEC

This will change to 4th Fourth details to be provide by Matthew

PROVIDING TRADITION

In addition, the 4th floor office suite offers a traditional office design with bespoke CAT A & B fit out to include board room, 3 no. 3 person meeting rooms, kitchen and open plan seating for 24 + desks. The office is fully furnished and ready for occupation:

Finished to Grade A specification:

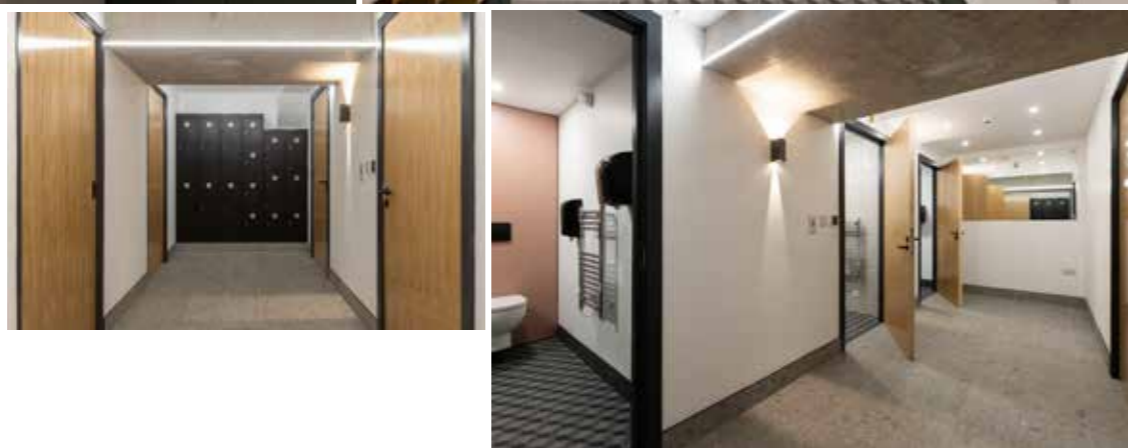
- Finished to include CAT A & B Fit Out
- Suspended Ceilings
- LED Lighting
- Raised Access Floors
- Carpeted/Herringbone LVT Floor Coverings
- Fully Furnished
- Modern Male/Female/Disabled WCs

[Click here to view The Linenhall 3D Showcase Tour of the 5th Floor](#)



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END OF TRIP

The building offers secure bicycle parking and newly constructed shower and WC facilities. Additionally, car parking is available in the basement under a separate license agreement.

- Gender neutral facilities
- 20 no. secure bike racks
- 5 no. shower rooms
- 16 no. lockers
- Hydration station

Accommodation

1st Floor		Thread Works
2nd Floor	557 sq m	6,000 sq ft
3rd Floor		Alphonsus Gallery
4th Floor	165 sq m	1,780 sq ft

- Accommodation capable of sub-division

Quoting Rent

Available upon request.

Rates

We are advised by LPS that rates payable for 2026-27 range from £12.00 - £12.50 p sq ft. All parties will be required to verify this with LPS directly.

Service Charge

Currently estimated at £5.15 p sq ft per annum exclusive for 2025/26.

Insurance

Estimated at £0.45 p sq ft per annum exclusive.

VAT

All prices quoted are subject to VAT, which is chargeable.

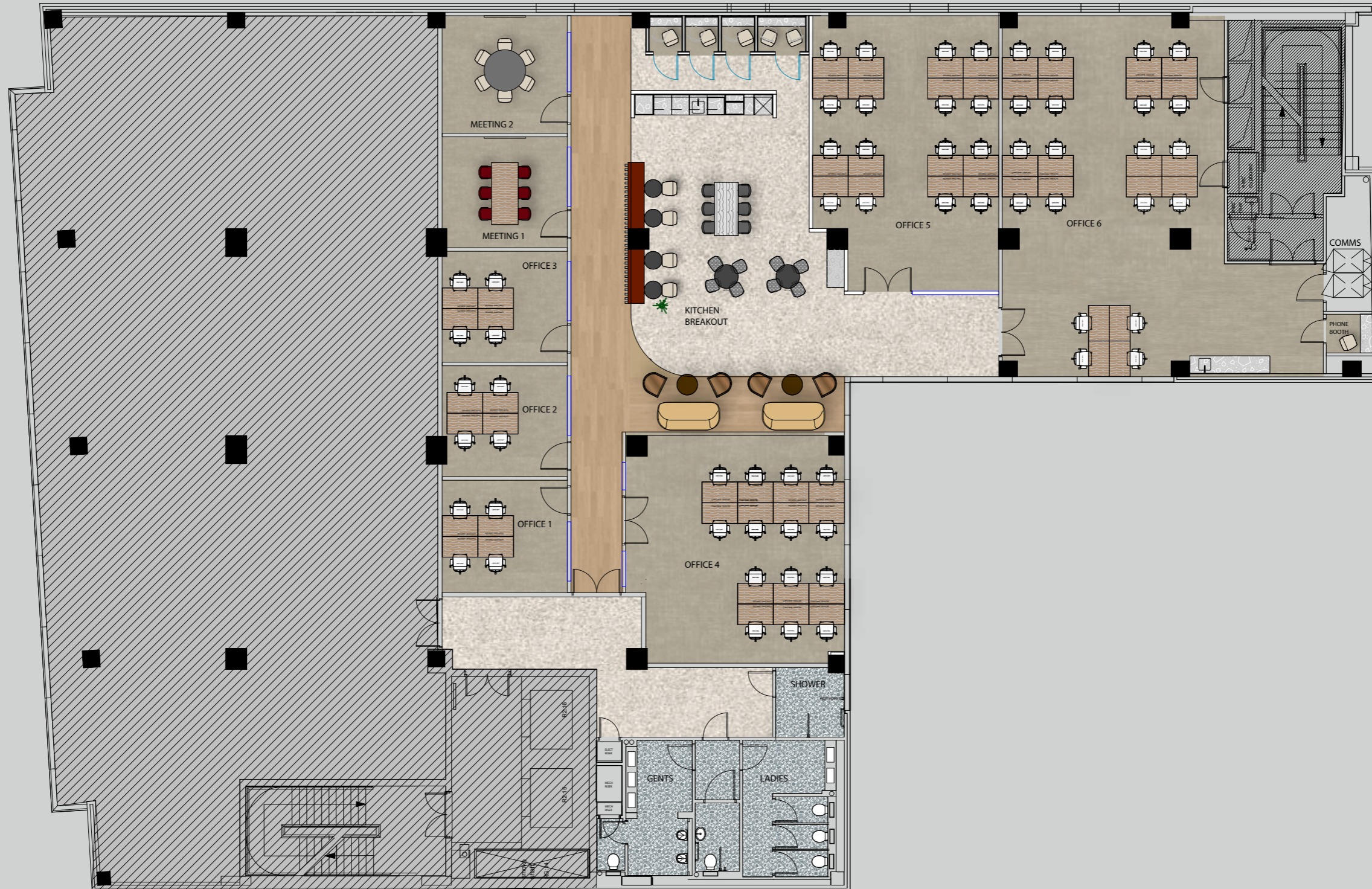
EPC



Other EPCs available upon request

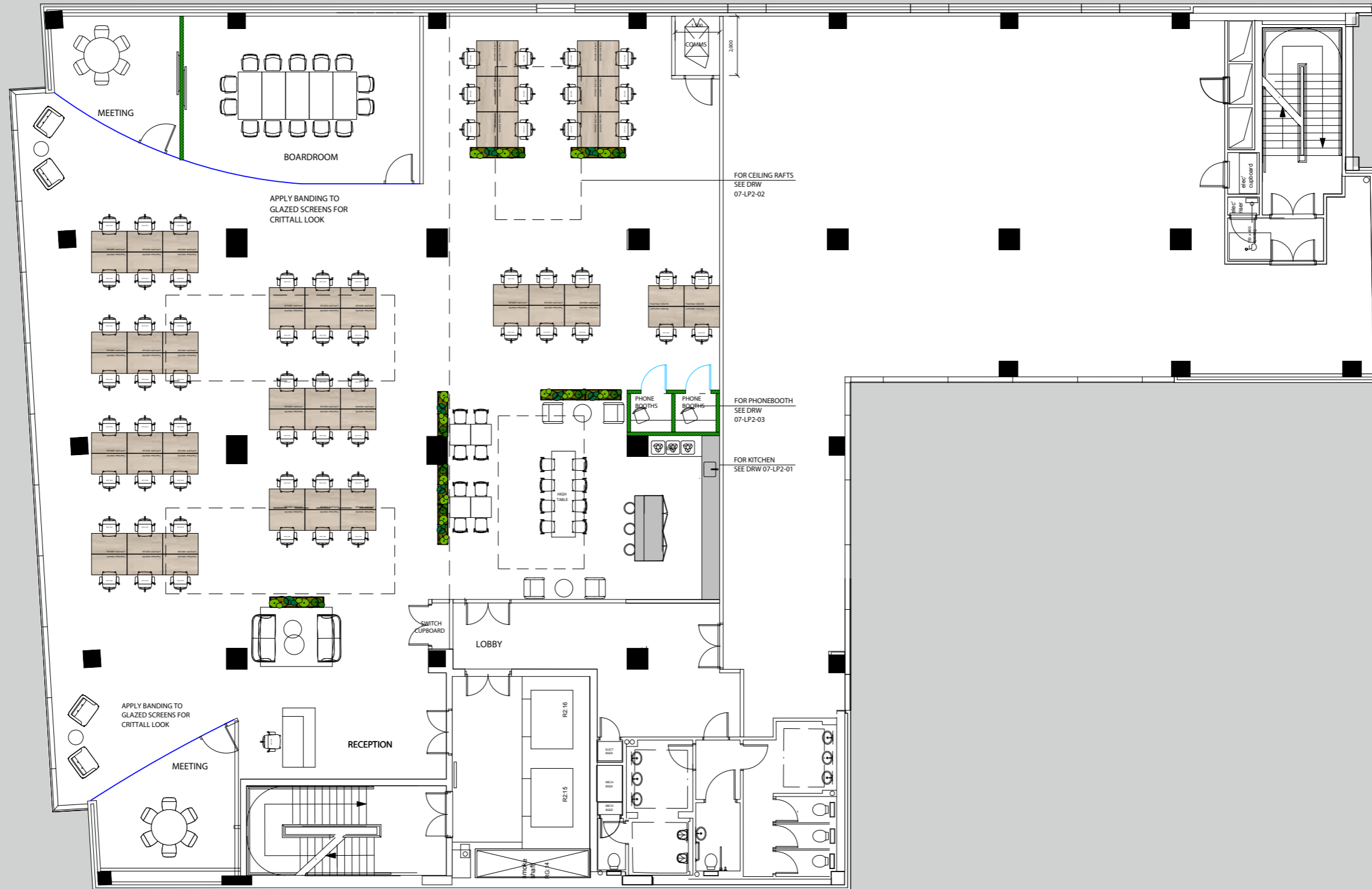
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Linenhall Street



1st

Linenhall Street



2nd

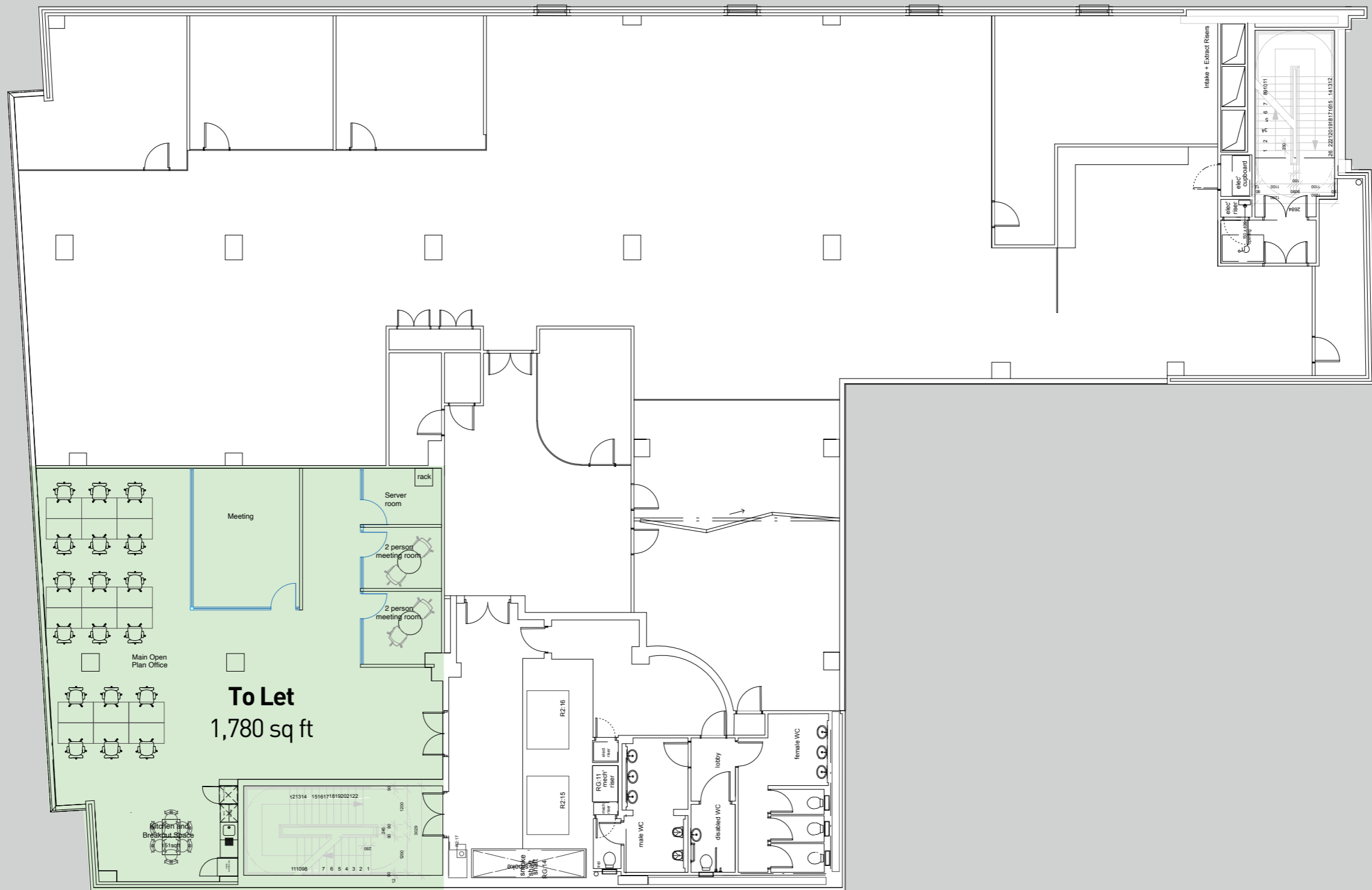
Linenhall Street



Suite	Area (sq ft)	Desks	Status
1	1,775	30+	Available
2	1,034	18+	Let
3	1,136	20+	Let
4	1,952	34+	Available
5	883	14+	Available

3rd

Linenhall Street



4th

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As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/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 McCombe Pierce LLP & CBRE NI. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.

July 2026

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