



28 Hill Street

Belfast, BT1 2LA

Excellent Office / Studio / Leisure Opportunity

1,400 to 2,800 sq ft
(130.06 to 260.13 sq m)

- Located in the heart of Cathedral Quarter
- Suitable for a variety of uses STPP
- The building is currently vacant and soon to undergo a comprehensive upgrade and fit out

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Summary

Available Size	1,400 to 2,800 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Location

The subject building is conveniently set within the centre of Belfast’s Cultural Heart, Cathedral Quarter. Known for its vibrant street art, local bars & restaurants, trendy art galleries and some of the oldest historical buildings in Belfast, which are located on Hill Street and Waring Street. There has been a recent growth in the amount of culturally based organisations in the area, with Cathedral Quarter being home to the Belfast School of Art since the 1960s as well as a music centre and circus school.

Cathedral Quarter began as a trading and warehousing centre in the town, however in recent years has transformed into one of the most thriving areas within Belfast. There is an abundance of amenities close by, with a number of well renowned restaurants close by to include The Muddlers Club, Waterman, Mumbai 27, Orto and Coppi.

The area also benefits from a number of popular pubs and hotels to include The Harp Bar, The Duke of York and The Merchant Hotel.

Description

The accommodation is well located within the heart of Cathedral Quarter, with the main entrance fronting Hill Street. The subject property is serviced by a stairwell which provides access to the two upper floors.

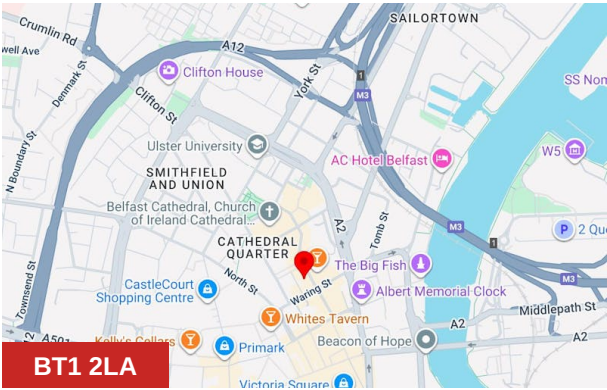
Each floor extends to c. 1,400 sq. ft each and will comprise accommodation in an open plan layout.

The building is currently vacant and soon to undergo a comprehensive upgrade and fit out.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,400	130.06	Available
2nd	1,400	130.06	Available
Total	2,800	260.12	



Viewing & Further Information



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