

THE LOCATION TO BE

LINCOLN BUILDING

Prime City Centre Offices,
27-45 Great Victoria Street, Belfast BT2 7SL

A photograph of the Lincoln Building entrance at night. The building is a multi-story brick structure with arched windows. The entrance features a large, illuminated sign that reads "LINCOLN BUILDING" in a serif font, with "27-45" below it. The entrance is framed by a dark, modern structure. A large, ornate glass and metal revolving door is the central feature of the entrance. To the left of the revolving door is a glass door with a sign that says "RENTAL OFFICE". To the right is a large glass window showing the interior of the building. The interior is brightly lit and features a modern design with a curved wall and a large window. The entrance is flanked by two small, modern light fixtures. In the foreground, there are some white flowers and green foliage on the left side.

LINCOLN BUILDING
27-45

To Let Extremely prominent and ornate office building offering excellent quality Grade A office accommodation.

lay the FOUNDATIONS



Lincoln Building is arranged over ground and six upper floors and offers a very generous and attractive reception/foyer at ground floor level.

The offices benefit from regular floor plates offering an abundance of natural light.

The available space is located on the 5th and 6th (penthouse) floors within the building and offer excellent open plan spaces with some private offices, meeting spaces and break out spaces existing and insitu.



The building offers:

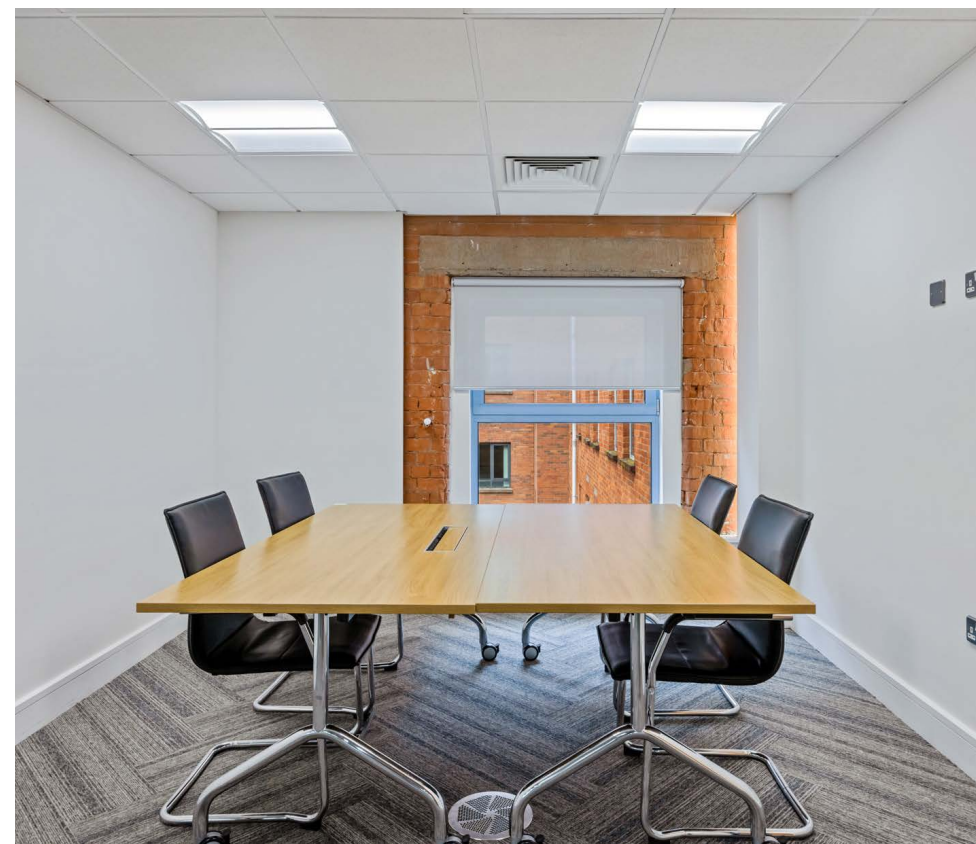
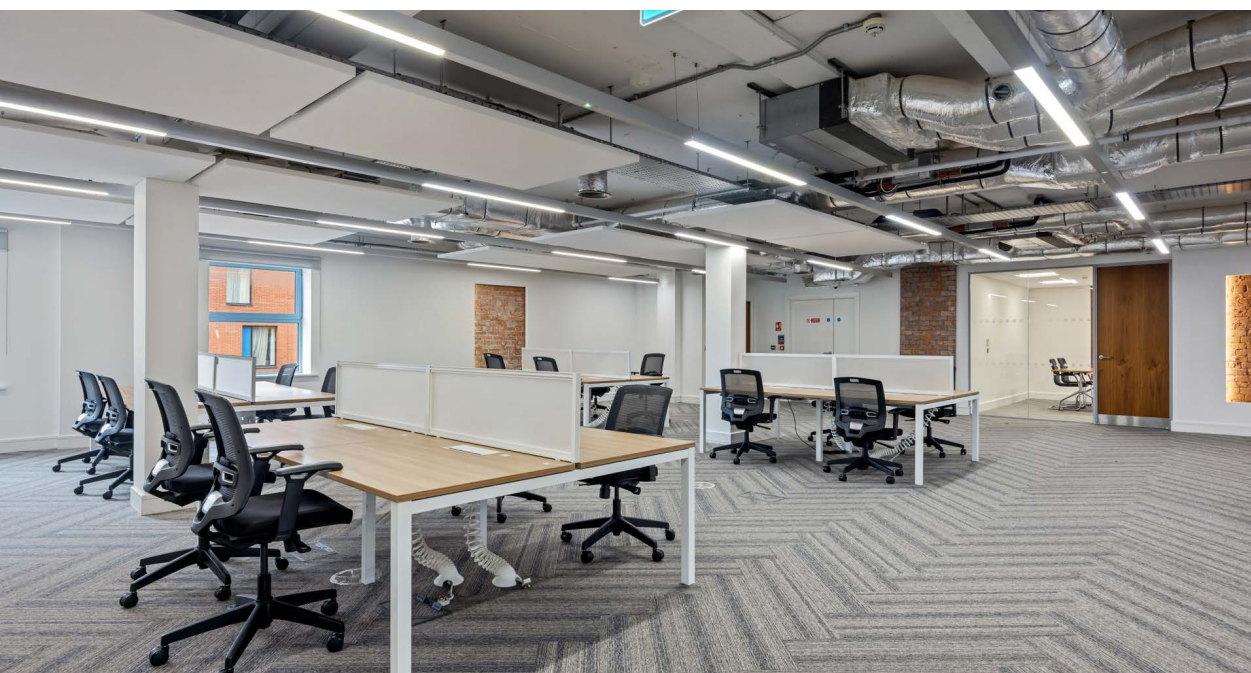
- Feature Entrance Foyer
- On-site concierge services
- Fully air-conditioned spaces
- Raised access floors with existing cabling and floor boxes
- Carpet floor coverings
- Mixture of suspended/plastered and exposed ceilings
- Exposed red brick features
- Meeting rooms, breakout areas and kitchens
- Desks/fully furnished to high specification
- Modern and well presented rest rooms
- Regus centre located on the 3rd & 4th floor
- Gym on the ground floor
- On-site car parking and bike racks



space
to
suit









Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
5th Floor Offices	8,700	808
6th Floor Offices	7,500	696
Total Available areas	16,200	1,506

Lease Details

Term:	Negotiable
Rent:	On application
Repairs:	Effective full repairing and insuring by way of a service charge
Insurance:	Payable by the tenant
Service Charge:	Amount to be confirmed but estimated at £4.75/sqft payable year 2025/2026

NAV

The rates are currently under review but estimated at approx. £8.35/sqft payable in the year 2025/2026

VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

EPC

5th Floor: C56
6th Floor: B50

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where are you

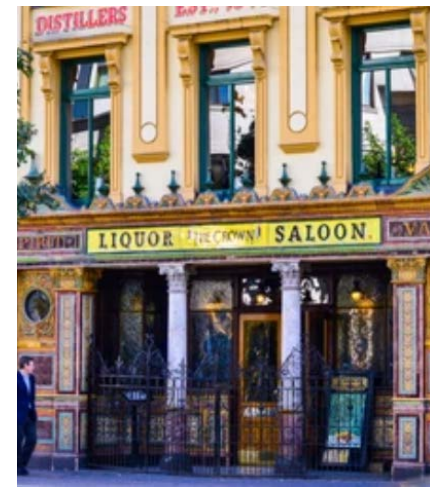
Lincoln Building is a prominently located landmark Grade A office building on corner of Great Victoria Street and Bruce Street within Belfasts Central Business District.

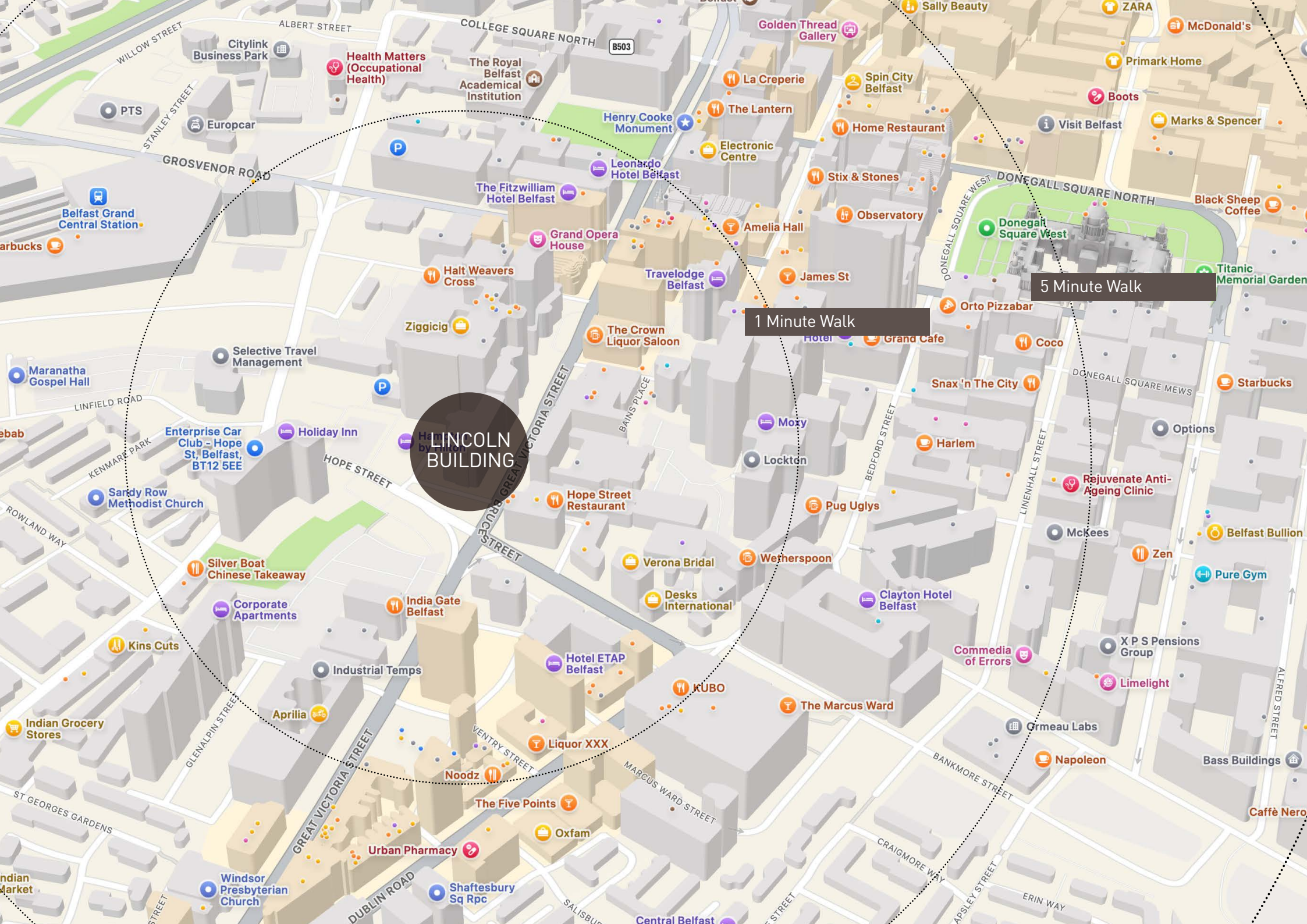


Great Victoria street is one of the main access roads in and out of the City Centre.

The building is only a short distance from Belfast City Hall and strategically adjacent to Great Victoria Street Rail and Bus Terminus which is part of a Belfast's new transport hub now called Weavers Cross.

Other occupiers in closer proximity include Factor Law, Deloitte, SSE, CME, Regus, BBC and a number of Public sector occupiers.







LINCOLN
BUILDING

be part of it

Location

- Northern Ireland is an integral part of the United Kingdom, benefiting from three major international airports with regular direct flights to the UK and Europe.
- It is under 2 hours by road or rail from Belfast to Dublin, the capital of the Republic of Ireland.
- Modern road and rail network including new Grand Central Station.
- 100 gigabyte per second telecoms link between Northern Ireland, Europe and North America.

Education

- Northern Ireland has the best performing education system for primary maths in Europe, and the seventh best in the world.
- Northern Ireland is home to two world-class universities. Students consistently outperform other UK regions at GCSE and A-Level.
- The region has a strong international focus and attracts large numbers of overseas students to study at its universities, boarding schools, vocational colleges and English language schools.

Competitive

- Fiscal Environment: 19% Corporation tax; 2nd lowest in Western Europe.
- Operating costs are up to 30% lower than other locations in the UK and Europe.
- According to an international survey, Belfast has been identified as one of the most cost effective cities in Western Europe for expats to live.
- Northern Ireland has some of the lowest prime office rental costs in Europe.
- Major consultancy houses EY, PwC, Deloitte and KPMG have all announced expansions in Northern Ireland.

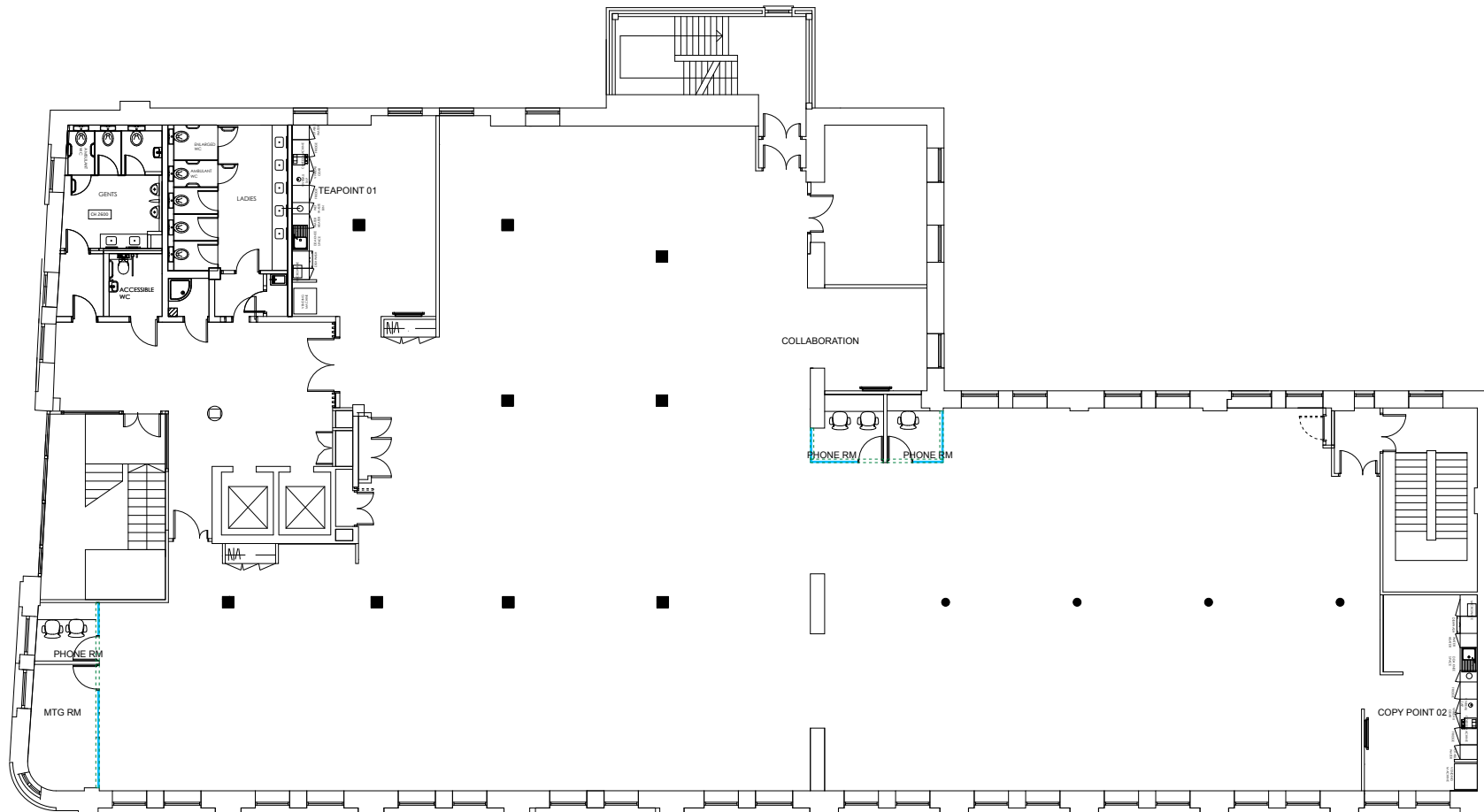
Investors & Employers

- Northern Ireland has become a global cyber security hub with companies including Rapid7, Microsoft, Anomali and Proofpoint.
- Belfast is Europe's leading FDI destination for new software development. Investors include Allstate, CyberSource and Fujitsu.
- Northern Ireland supplies sophisticated software for the world's major financial institutions. Our cluster includes multinationals such as Citi, Vela and CME Group as well as local companies such as FinTrU and FD Technologies.



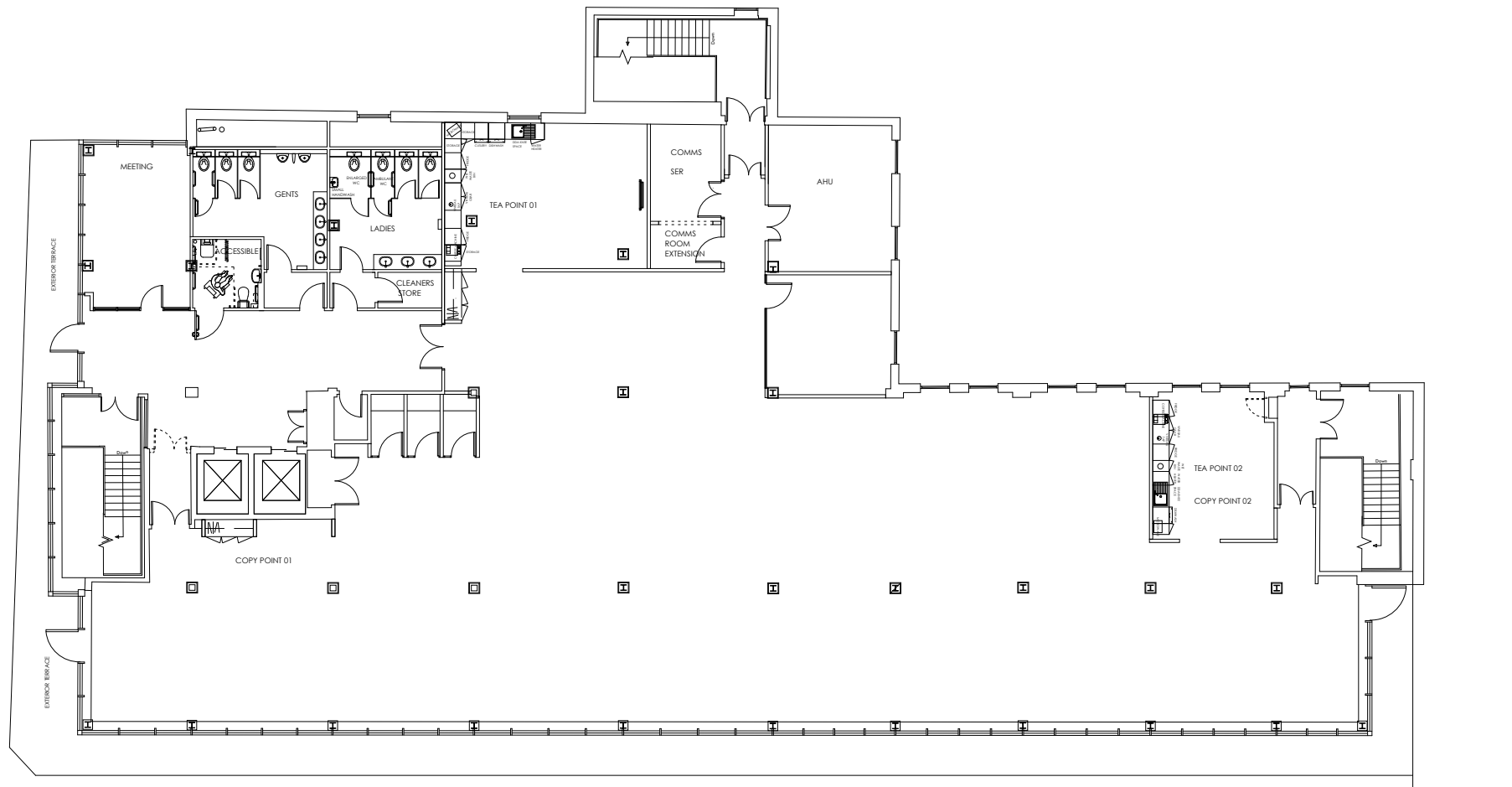
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5th Floor



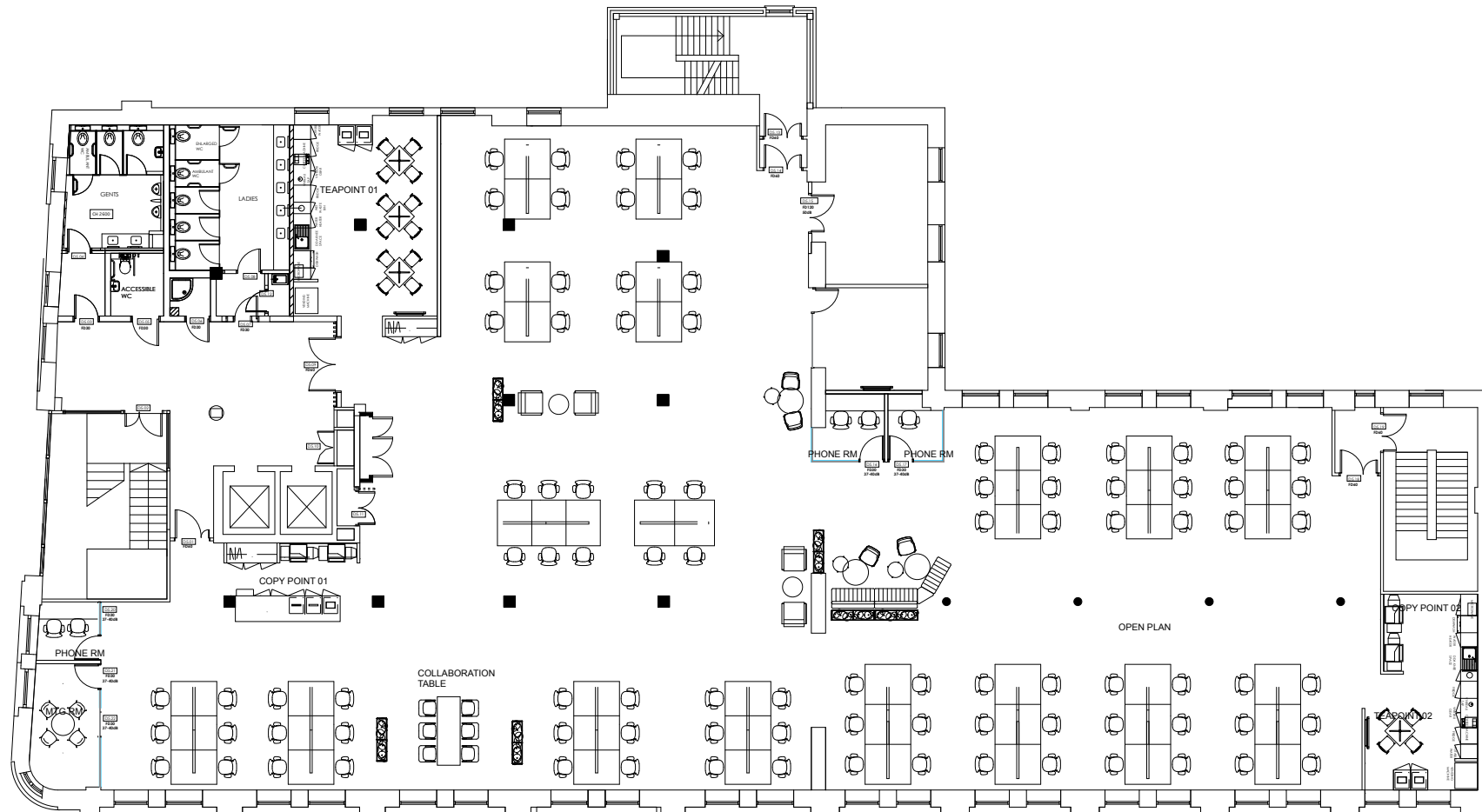
As existing open plan offices

6th Floor



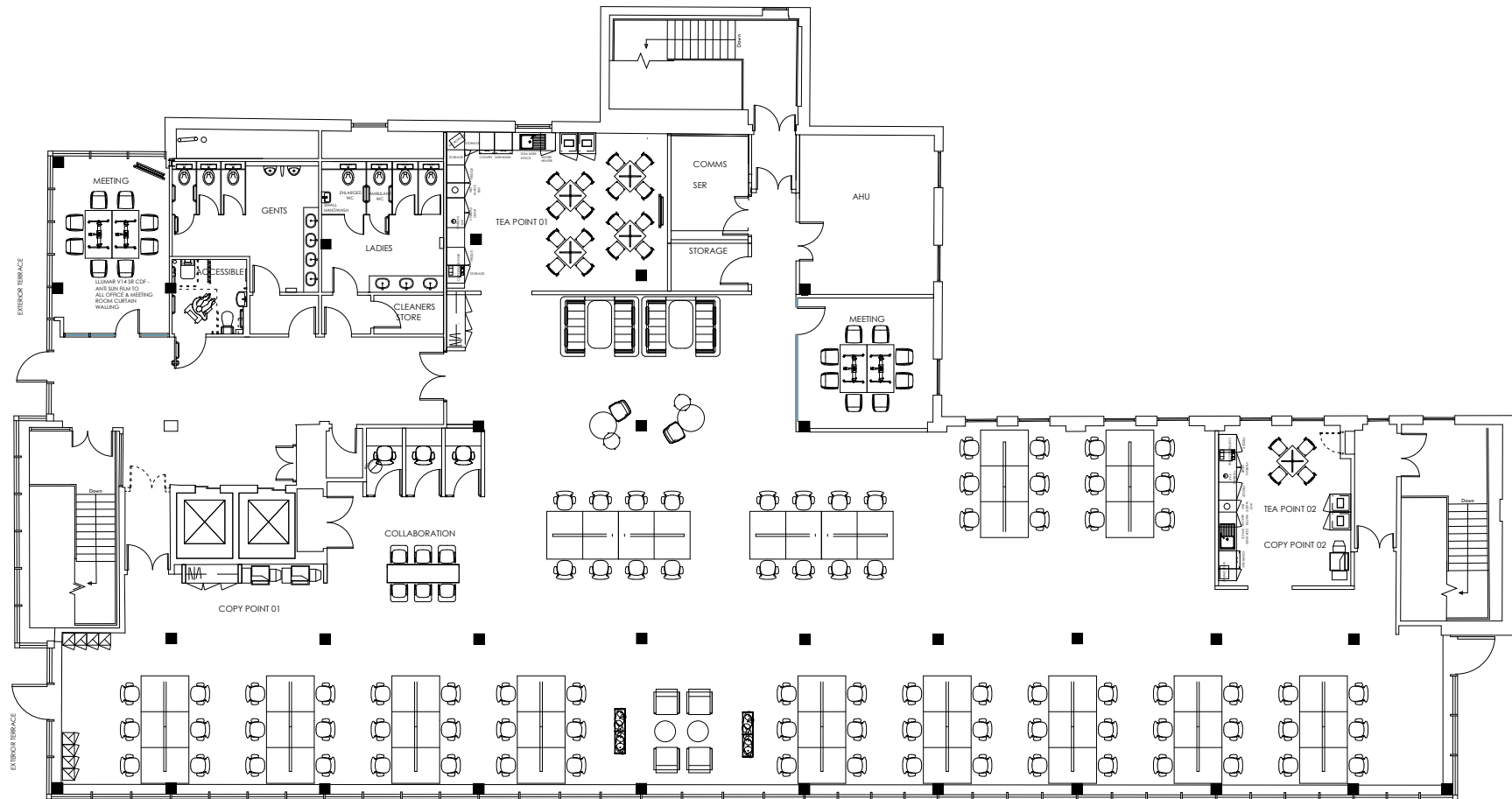
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5th Floor

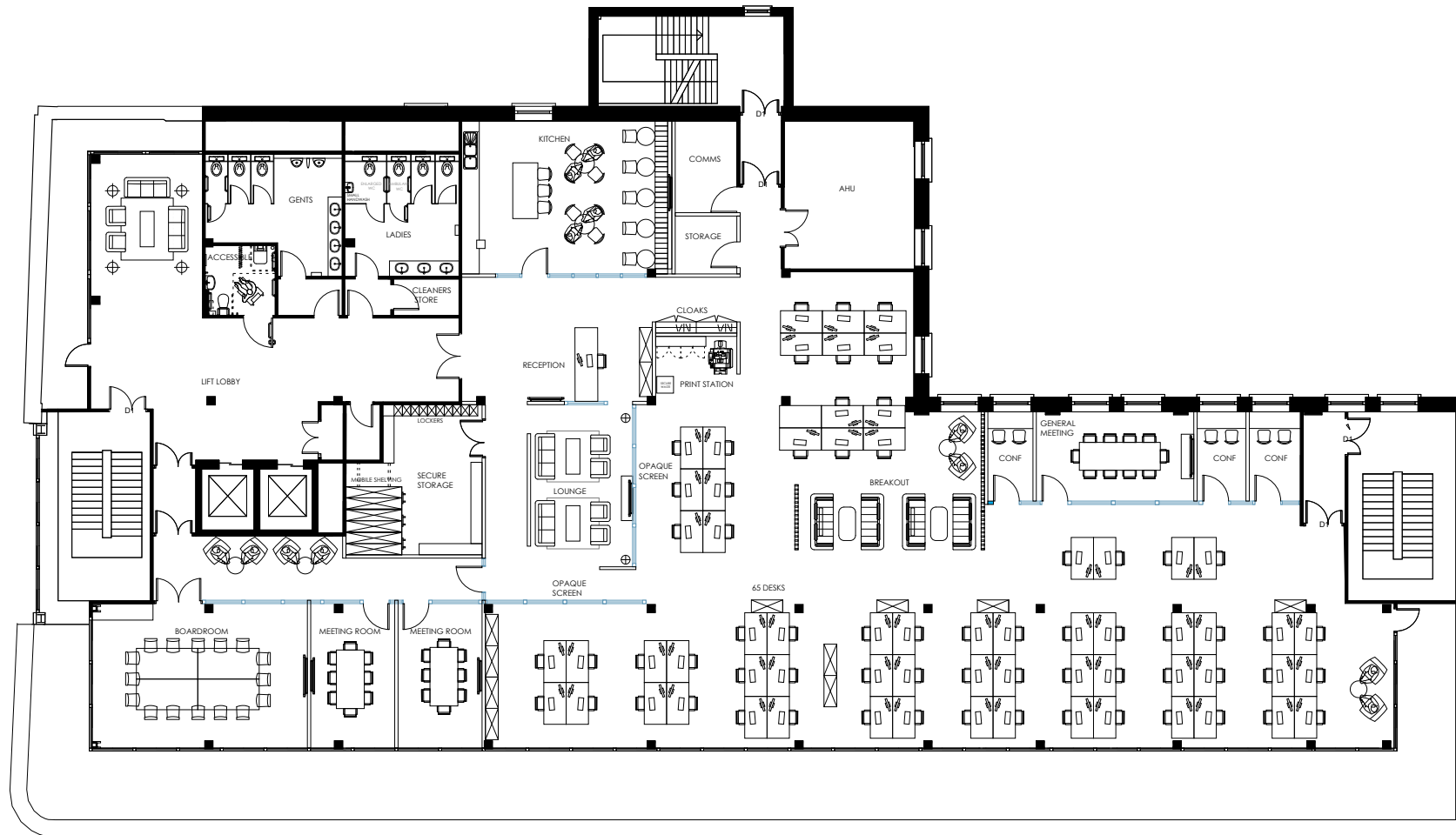


Layout shows the current furniture/desks and meeting spaces – fully finished and immediately available for occupation.

6th Floor



Layout shows the current furniture/desks and meeting spaces – fully finished and immediately available for occupation.



Example Space Plan - Generic



For more information, please contact:

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