

TO LET



Ground floor retail/showroom/office suite Lincoln Building, 27-45 Great Victoria Street, Belfast



Landmark building on arterial route to Belfast City Centre

Property Highlights

- Prominent location
- Refurbished office building
- Ground floor profile
- Immediately available

For more information, please contact:

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Local legal entity trading as Cushman & Wakefield.

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Location

Lincoln Building is located at the centre of Belfast Business District, a short distance from the City Hall and offers unrivalled transport accessibility adjacent to Great Victoria Street Rail and Bus Terminus, soon to become Belfast Transport Hub.

Lincoln Building offers flexible accommodation with on-site car parking as well as Europa Multi-Storey Car Park to the rear.

Other occupiers in the building and the general area include Deloitte, Axiom Law, Chicago Mercantile Exchange, Regus and SSE Airtricity.

There is also an on-site gym (Pure Gym) operating on the ground floor.

Description

Lincoln Building is a refurbished former linen mill arranged over ground and six upper floors.

The accommodation has been finished to offer Grade A office accommodation accessed from a totally refurbished and modern central core and new entrance/reception foyer.

The subject suite is located at ground floor level and offers bright and spacious flexible accommodation.

Currently shell but ready for tenant's fit out.

- Ground floor profile
- Plenty of natural light
- Generous floor to ceiling height
- Flexible space

Accommodation

Description	Sq Ft	Sq M
Ground floor suite	3,033	282

Lease Details

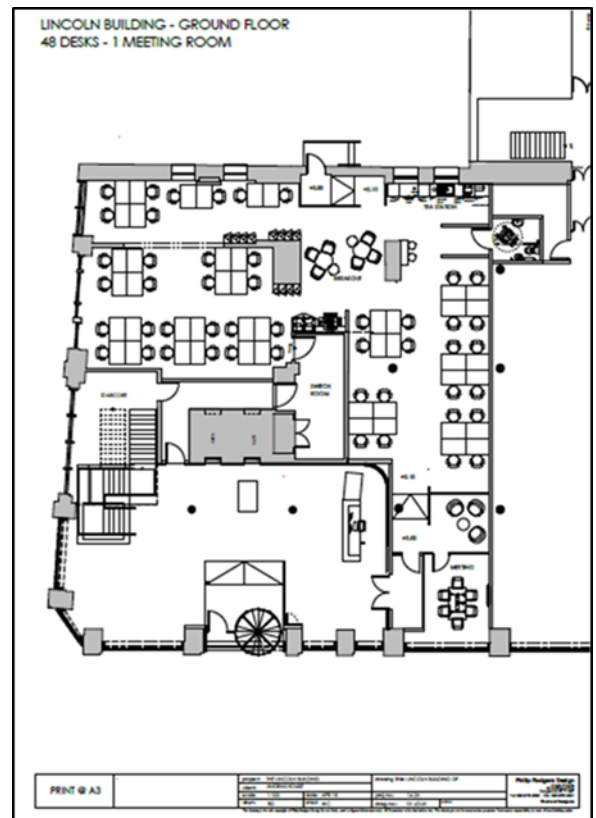
Rent	£50,000 pa
Term	Negotiable subject to upward only rent reviews
Repairs	Effective FRI term via a service charge

NAV

To be re-assessed.

VAT

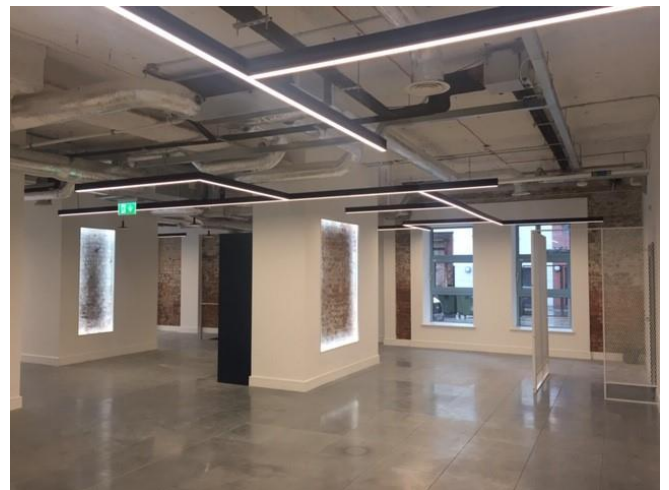
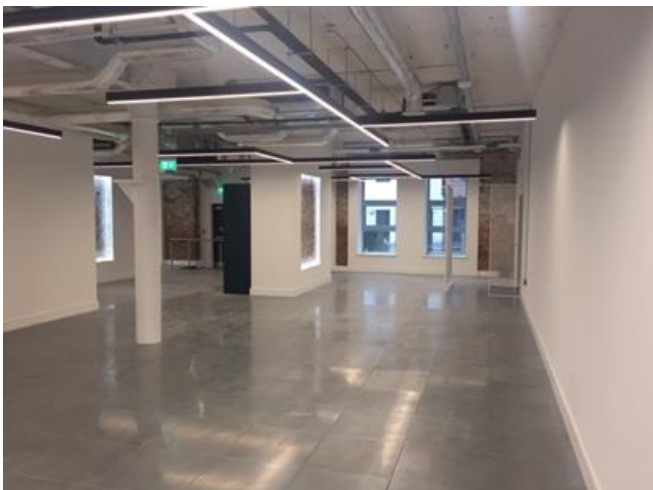
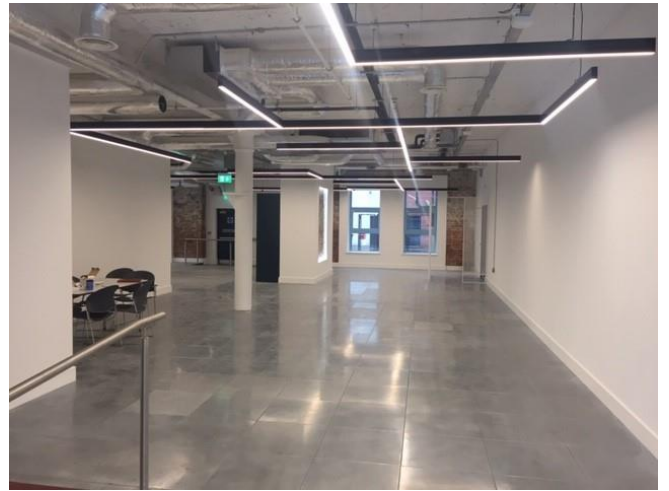
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



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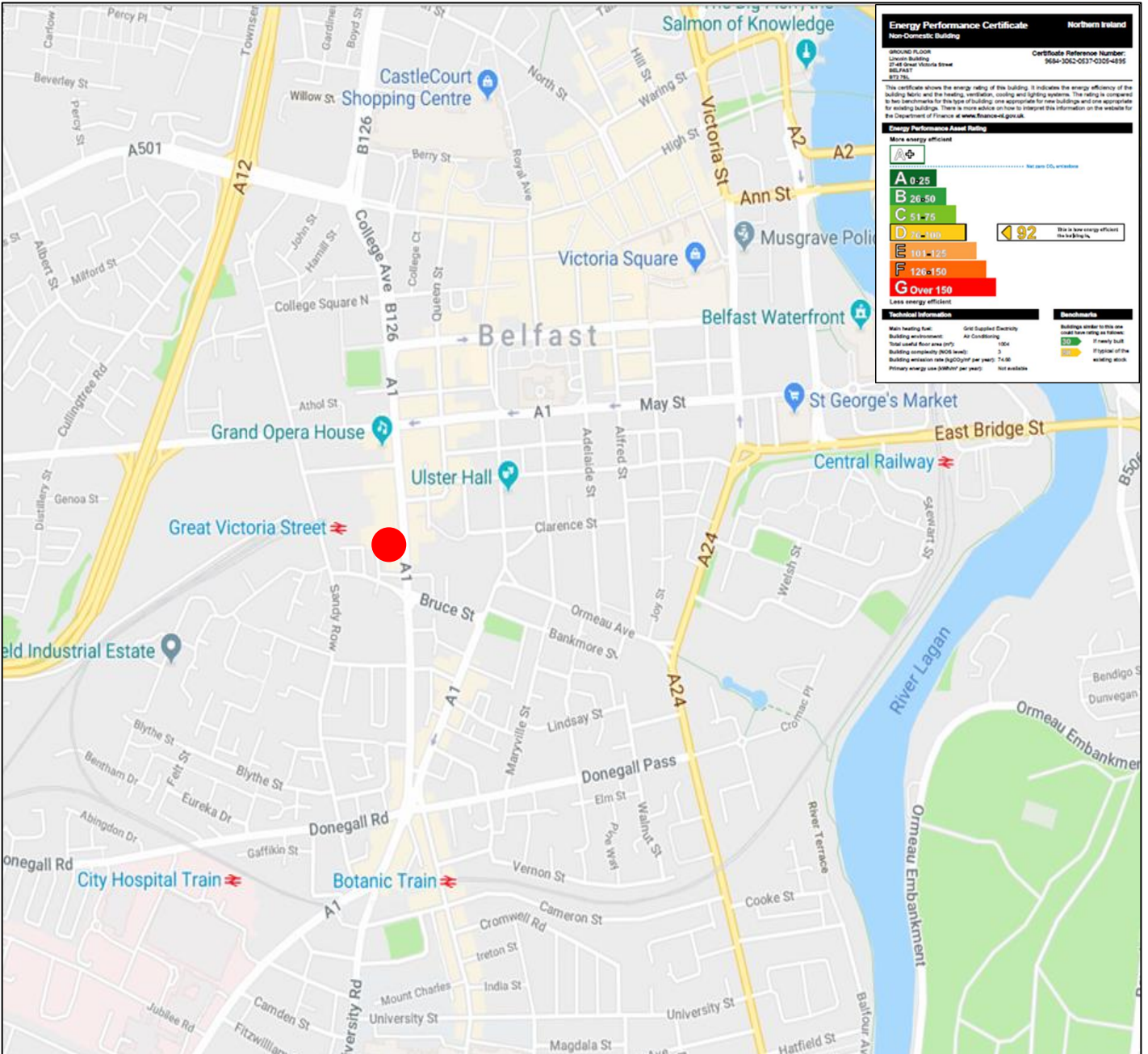
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