

THE LINENHALL

32-38 LINENHALL STREET BELFAST BT2 8BG

A BASE FULL
OF ENERGY
FOR EXCELLENCE



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Belfast

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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

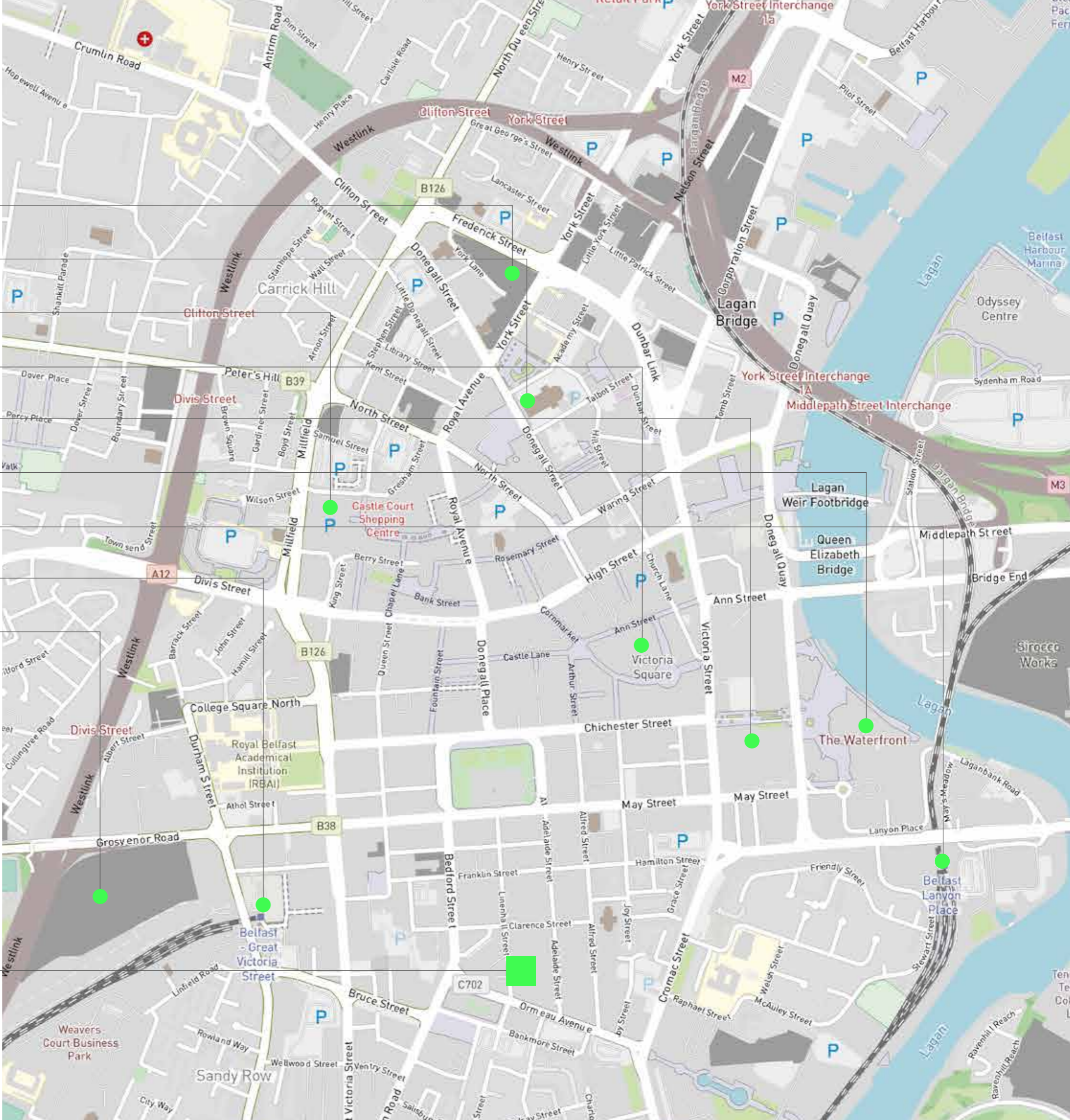
Lanyon Place station

4

Great Victoria Street Station

Weaver's Cross (New Station)

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

2ND fastest knowledge
economy in the UK

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



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, Honeycomb, Synopsys, CBRE and Lewis Silkin.

Key Features:

- 73,000 sq ft
- Industrial and traditional concept fit-outs
- Alphonsus Gallery Managed Suites Available
- Fully fitted and furnished suites available on inclusive or conventional lease terms
- Wired Score Gold
- End of Trip facility
- 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](#)

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

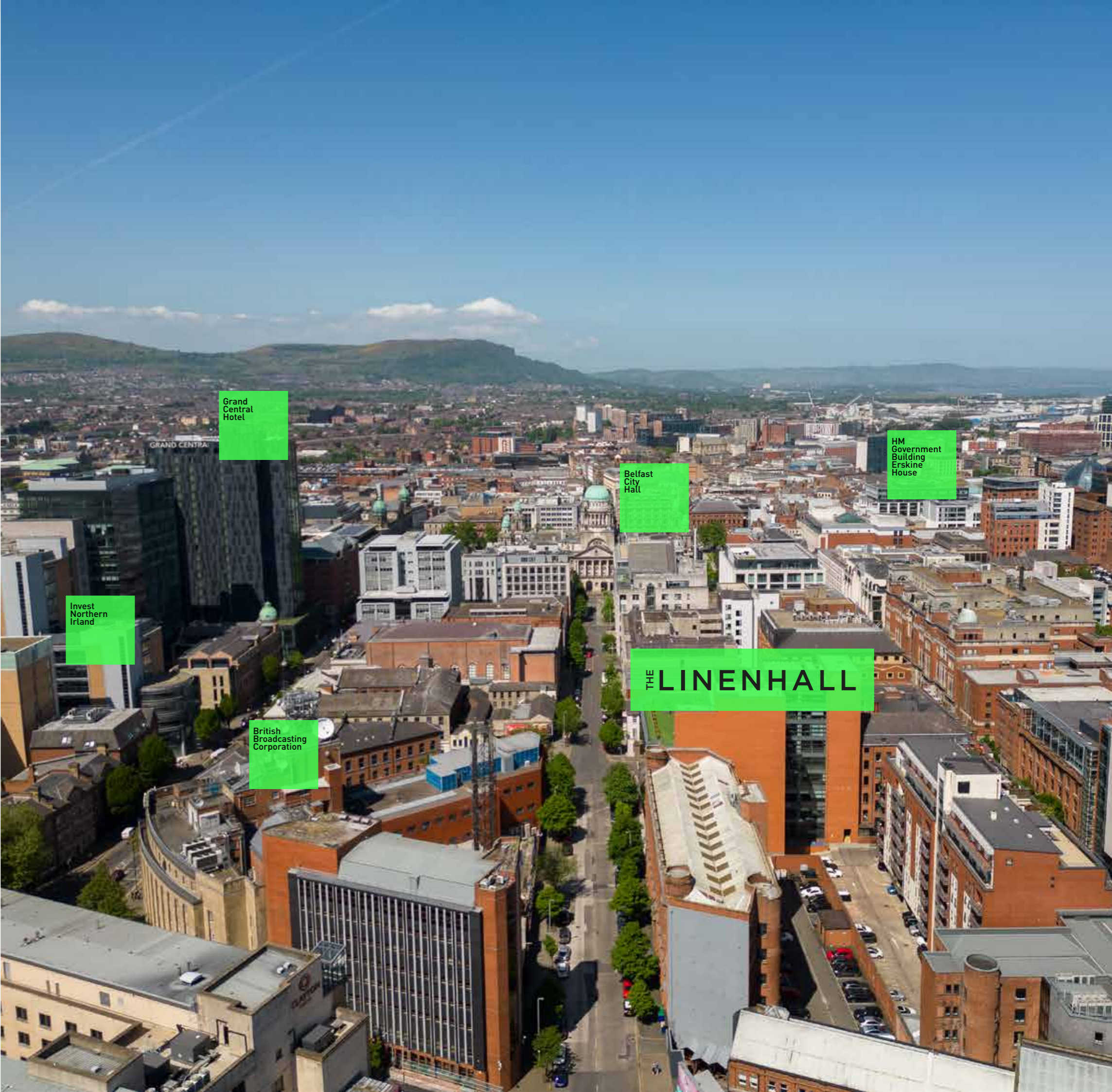


4 MINUTE WALK TO THE LAGAN TOW PATH

ROYAL COURTS OF JUSTICE
0.5 MILES

PRIME RETAIL PITCH
DONEGALL PLACE
0.3 MILES

BELFAST CITY HALL
0.2 MILES

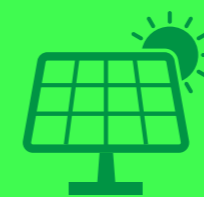


DISCOVER

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

SUSTAINABILITY

8



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 is currently undergoing a full refurbishment to provide an exceptional fully fitted office suite with open plan capacity for 65-70 desks, board room, 2 no. meeting rooms, 2 no. phone booths, fitted kitchen/tea point, reception and comms/storage.

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 concrete soffit
- Raised access flooring
- Carpeted/herringbone LVT floor coverings
- Timber ceiling rafts with suspended LED lighting
- Modern fitted kitchen
- Newly installed efficient Mitsubishi comfort heating and cooling
- Stylish WC Facilities
- Fully fitted 2nd Floor suite available Q4 2025

PROVIDING HIGHSPEC

PROVIDING TRADITION

In addition, the 1st and 5th floor office suites offer a traditional design with bespoke CAT B fit out and furniture packages available to satisfy occupier requirements

Finished to Grade A specification:

- Suspended Ceilings
- LED Lighting
- Newly fitted efficient Mitsubishi comfort heating and cooling
- Raised Access Floors
- Carpeted Floor Coverings
- Modern Male/Female/Disabled WCs
- Capable of sub-division

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





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 | 454 sq m | 4,890 sq ft |
| 2nd Floor | 557 sq m | 6,000 sq ft |
| 3rd Floor | Alphonsus Gallery | |
| 5th Floor | 454 sq m | 4,890 sq ft |

- Accommodation capable of sub-division

Quoting Rent

Available upon request.

Rates

We are advised by LPS that rates payable for 2025-26 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 £5.10 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.

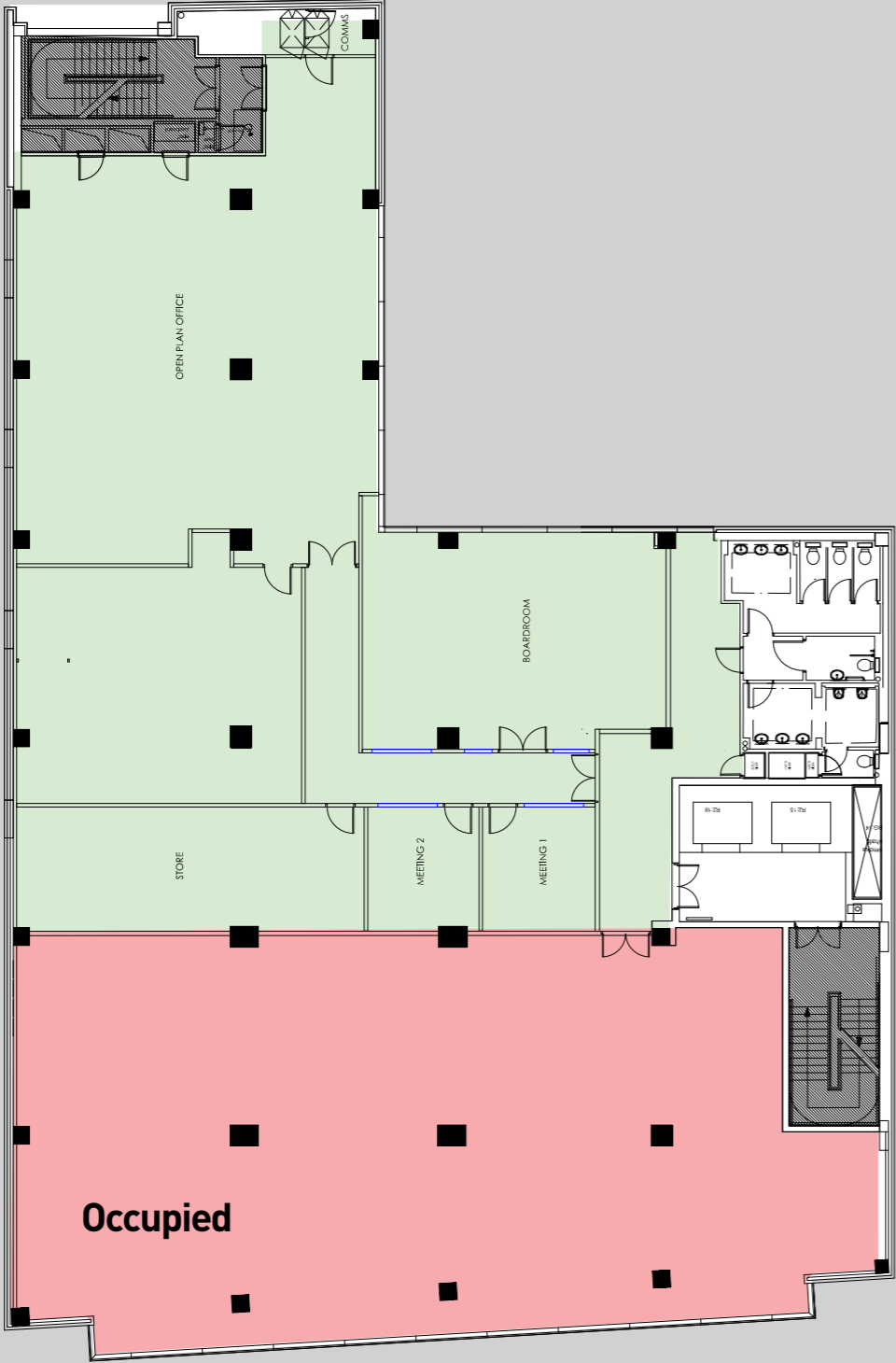
EPC



Other EPCs available upon request

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Floor Plans



To Let
4,890 sq ft

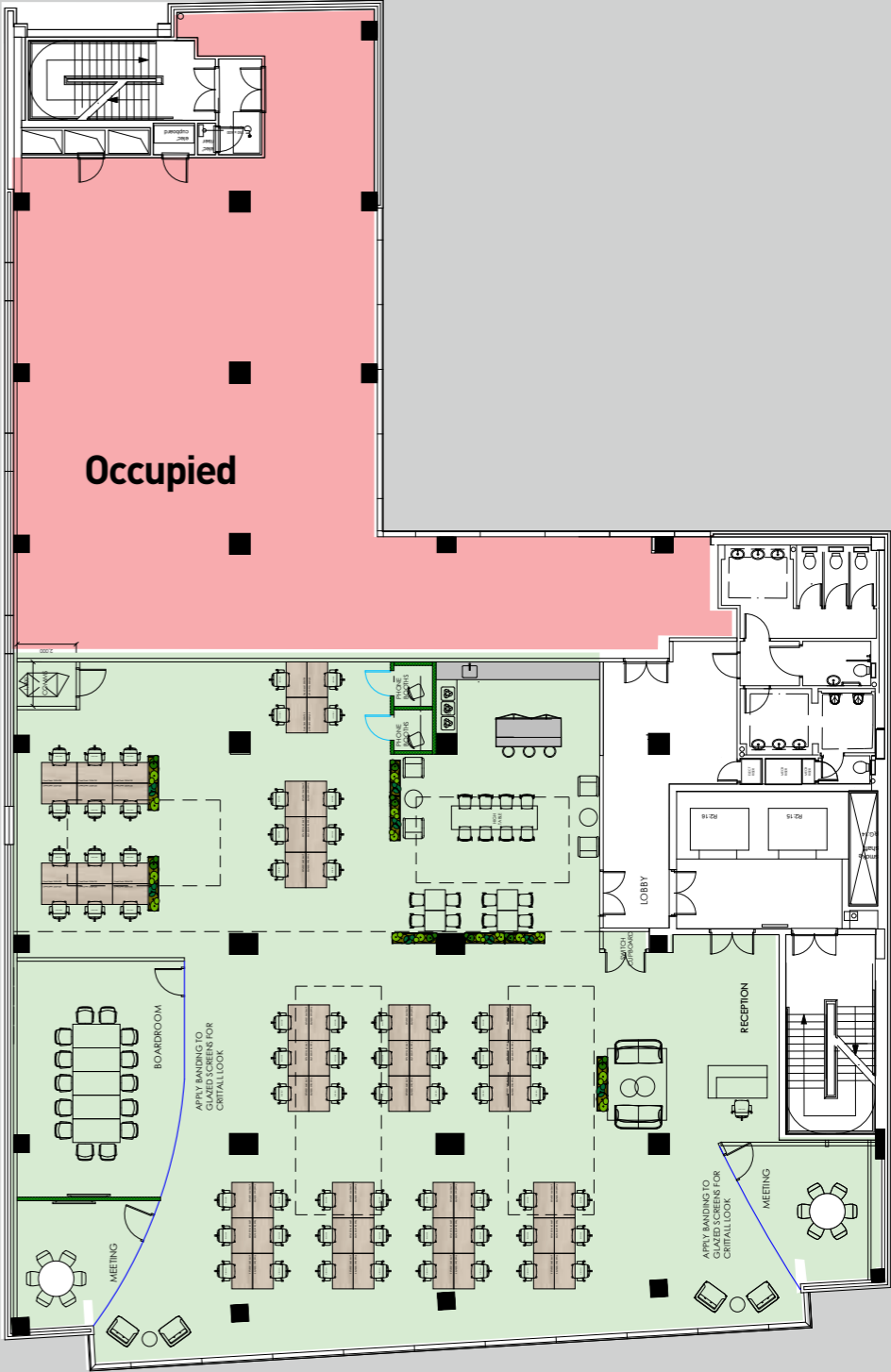
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Occupied

Linenhall Street

1st

Floor Plans



To Let
6,000 sq ft

Occupied

Linenhall Street

2nd

Floor Plans



Linenhall Street

14

3rd

Floor Plans

To Let
4,890 sq ft

15

Occupied

Linenhall Street

5th



Linenhall Street

Sample
Floor
Layout

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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/ukSI/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.

August 2025

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