



IN THE HEART OF BELFAST





Offices to Let – *The Heart of Belfast*

Prime Office Space with Unmatched Views

Elevate your business with a prestigious office location in the heart of Belfast, overlooking the iconic City Hall and Donegall Square.

Situated at the centre of the city's commercial hub, our modern office spaces offer unrivalled access to everything Belfast has to offer.





Why Choose Our Office Space?

Unbeatable Location

Positioned in the bustling commercial core of Belfast, your office will have stunning views of City Hall and Donegall Square. With direct access to the vibrant buzz of Fountain Street, you'll be surrounded by an array of coffee shops, eateries, and retail outlets – perfect for networking or a quick break.

A Hub of Business & Culture

This location is at the heart of Belfast's commercial life, providing your business with both prestige and accessibility. Whether you're meeting clients, collaborating with colleagues, or taking in the energy of the city, this space puts you at the centre of it all.

Grade A Office Space

Our office offering is a Grade A, EPC A-rated property, ensuring energy efficiency, sustainability, and a modern work environment. With flexible layouts and high-end finishes, these offices are designed for businesses that want to thrive in a space that reflects their professionalism.





MERCHANT SQUARE

ROOM2 HOMETEL



SCOTTISH PROVIENT
BUILDING

THE LINEN HALL

CITY HALL



INDEX HOUSE

LOACI

CAFÉ & BAKERY

CAFÉ & BAKERY

One Way

One Way



Office Space Details

- Flexible Floorplates from 7,000 sq ft
- Grade A quality with modern facilities
- EPC A-rated for energy efficiency
- High-spec finishes and fully serviced
- Natural light and panoramic views of City Hall and Donegall Square

Building Features

- High-speed internet and telecoms infrastructure
- 24/7 security and access control
- On-site parking for visitors
- Modern, fully equipped kitchens and break areas
- Fantastic new lobby for professional client greeting
- Accessibility for all with elevators and disabled access

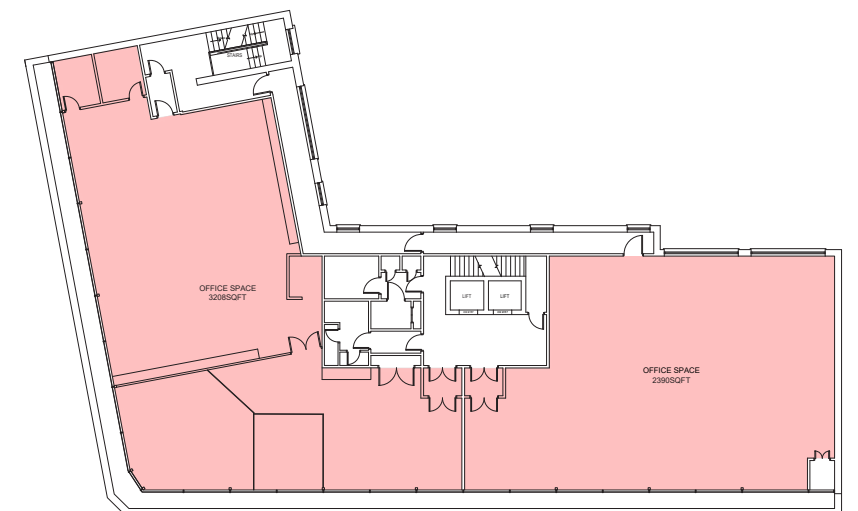
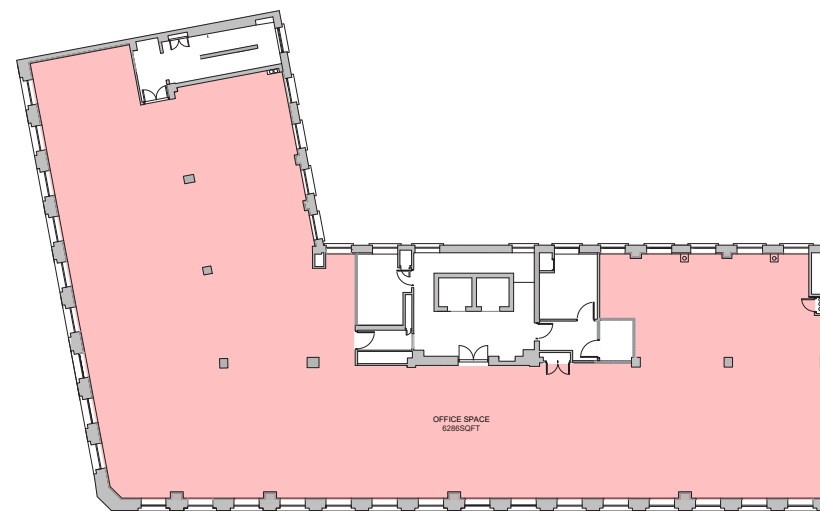
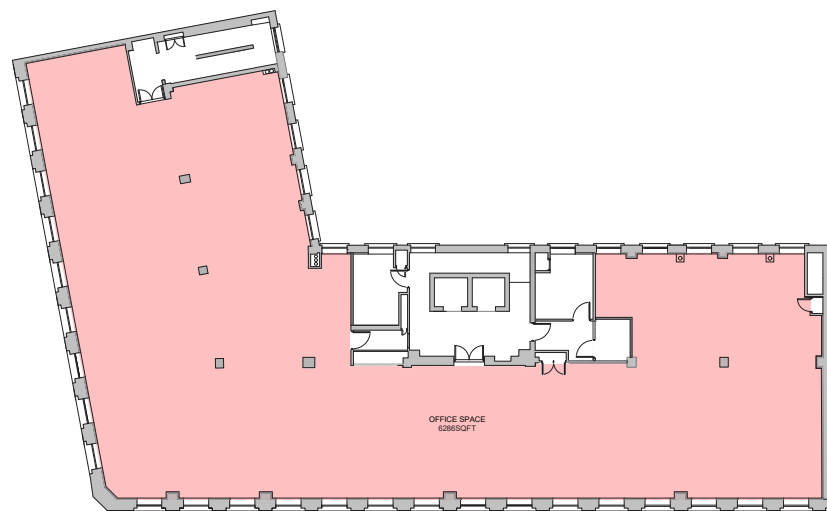
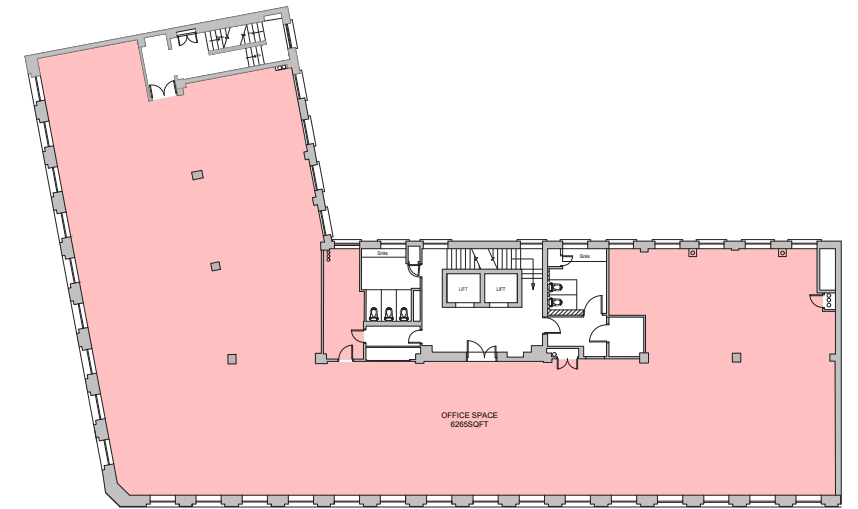
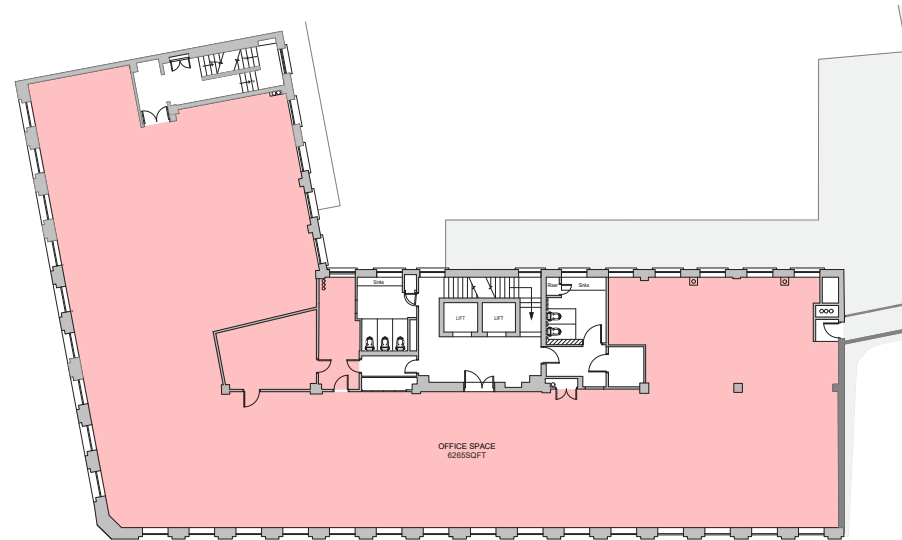
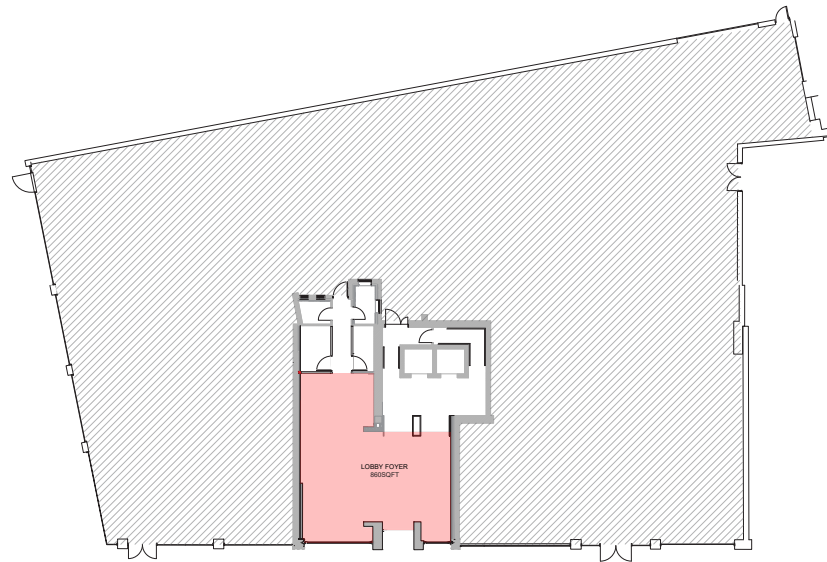


ACCOMMODATION SCHEDULE

FLOOR	NIA (SQFT)
GROUND FLOOR	860
FIRST FLOOR	6265
SECOND FLOOR	6265
THIRD FLOOR	6286
FOURTH FLOOR	6286
FIFTH FLOOR	5598
TOTAL	31560

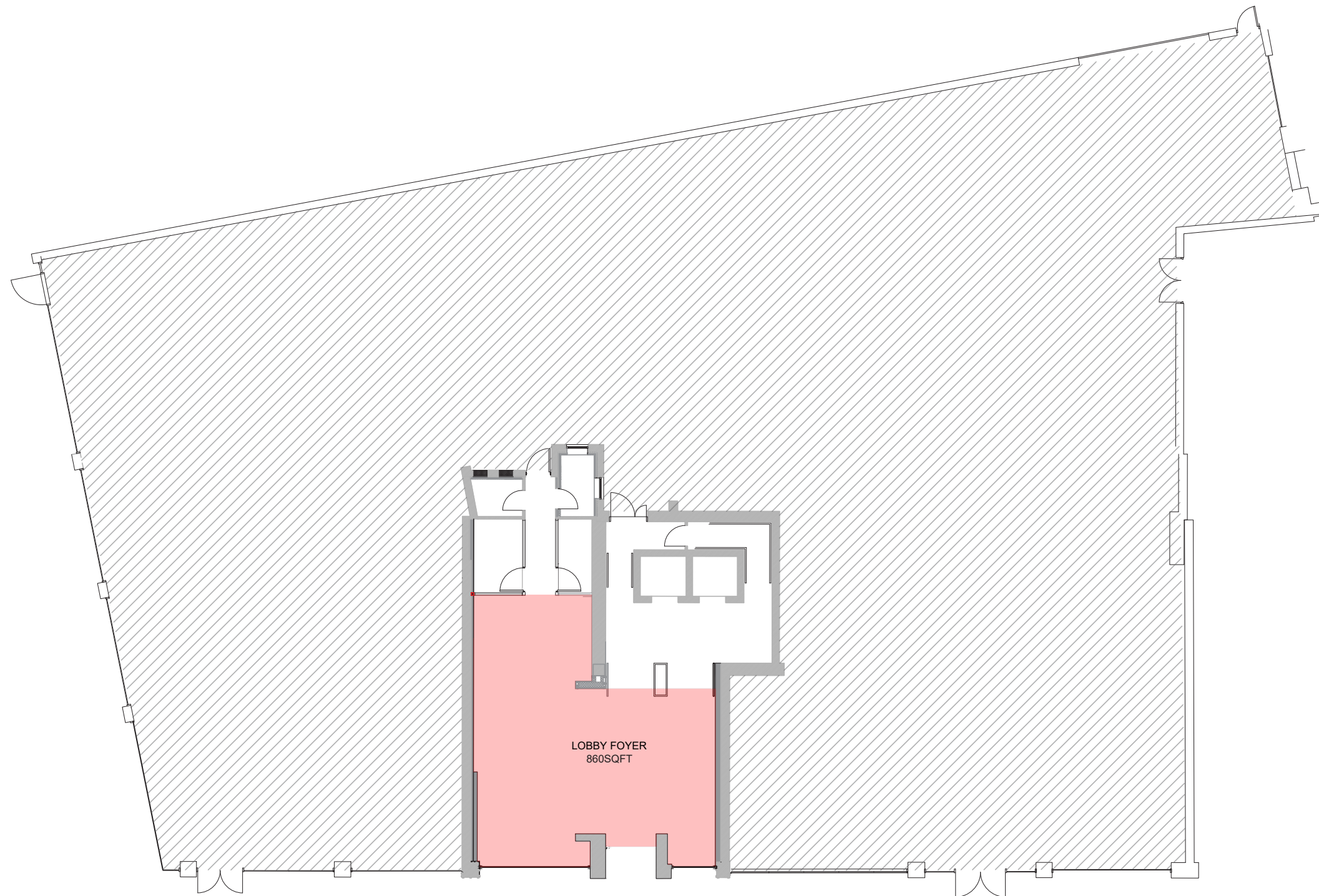


PROPOSED FLOOR PLANS



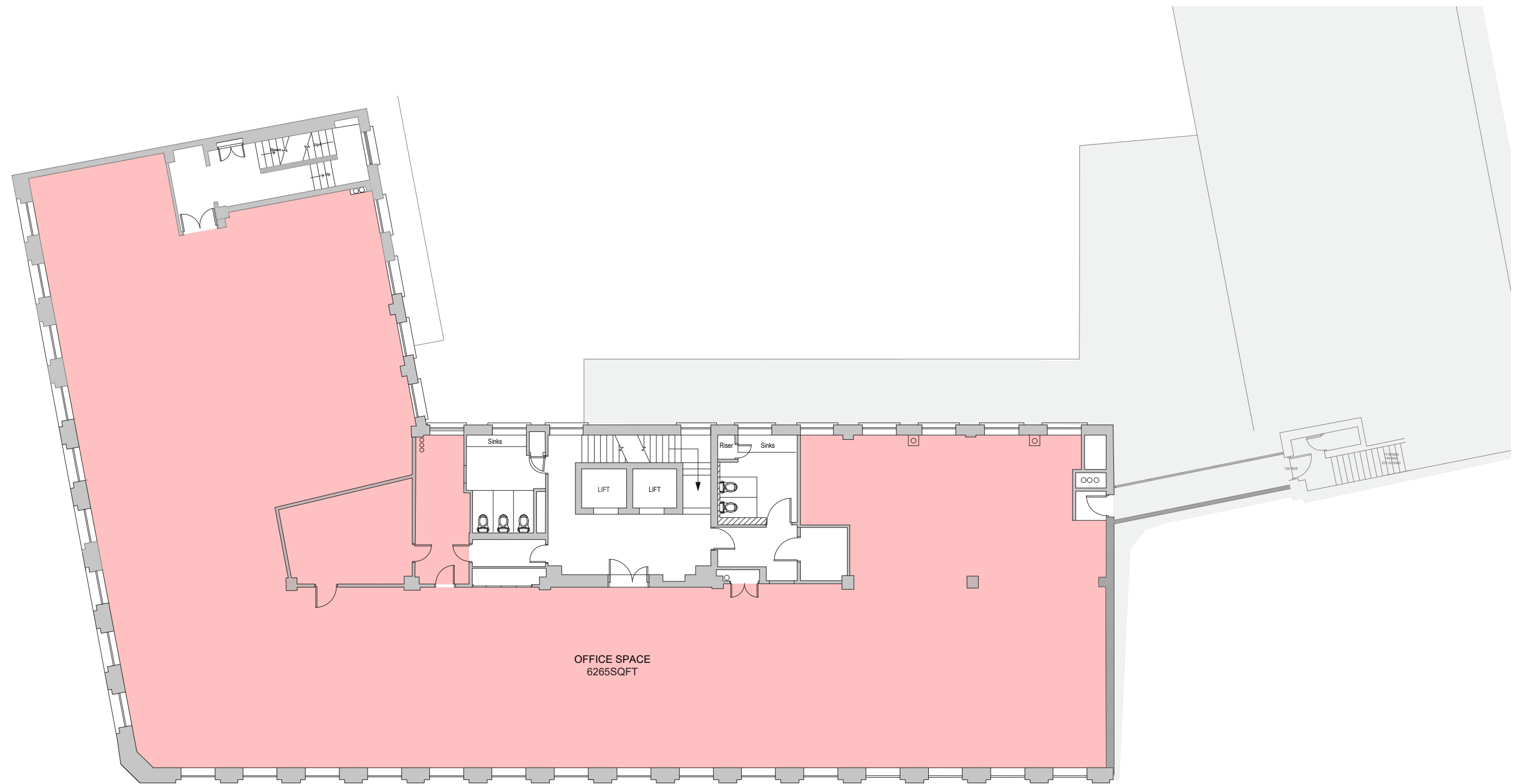
PROPOSED FLOOR PLANS

GROUND FLOOR



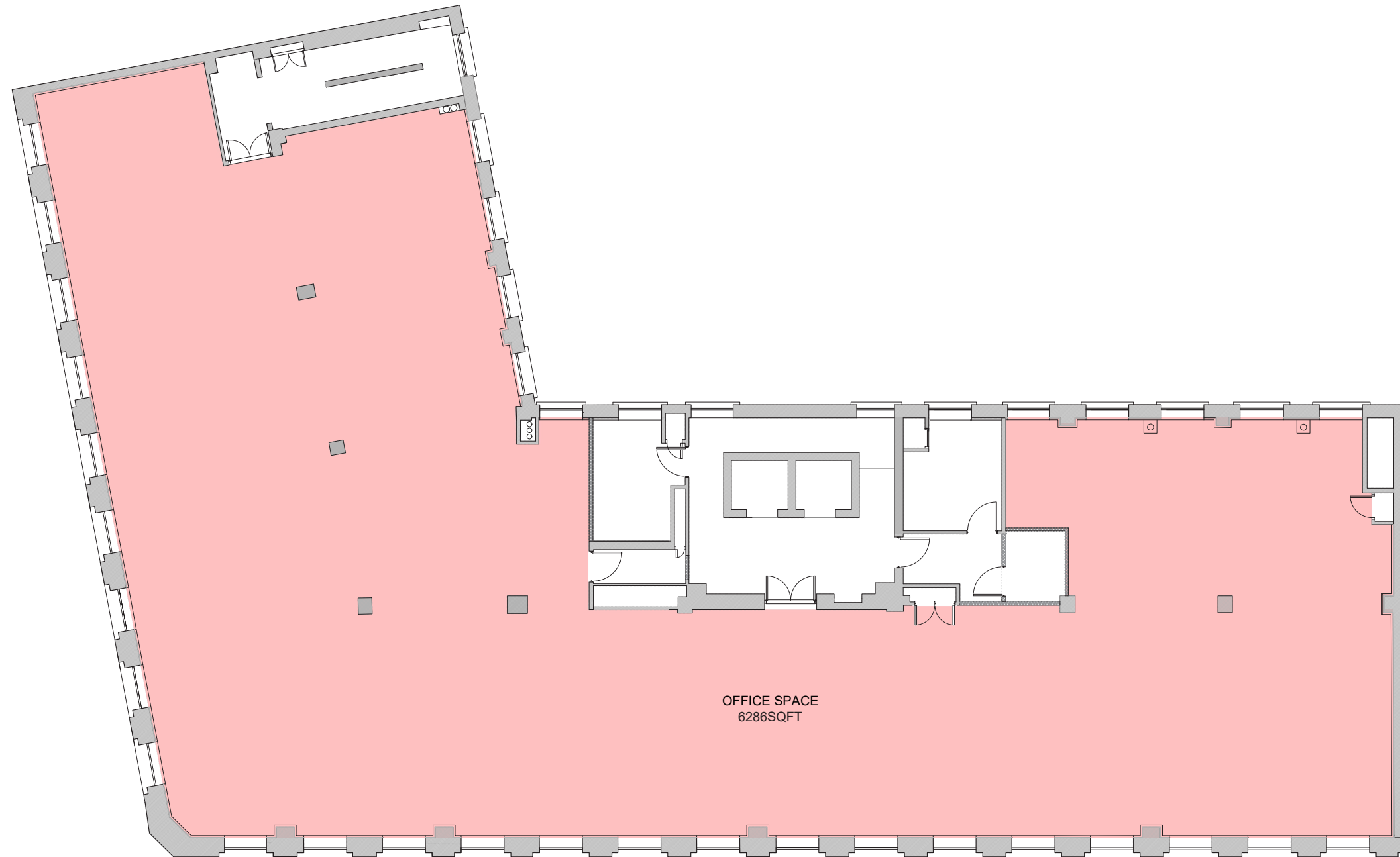
PROPOSED FLOOR PLANS

FIRST FLOOR



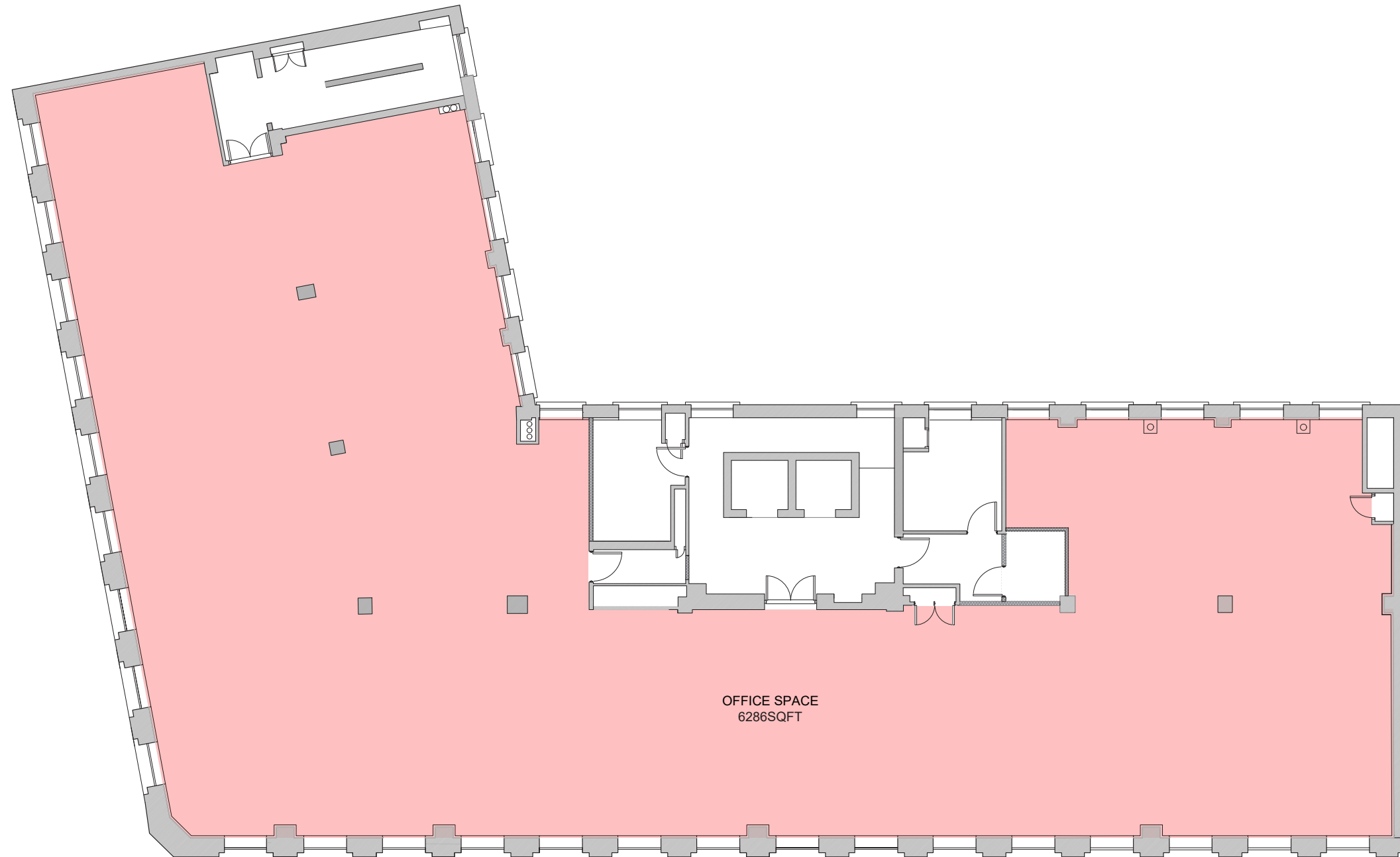
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SECOND FLOOR



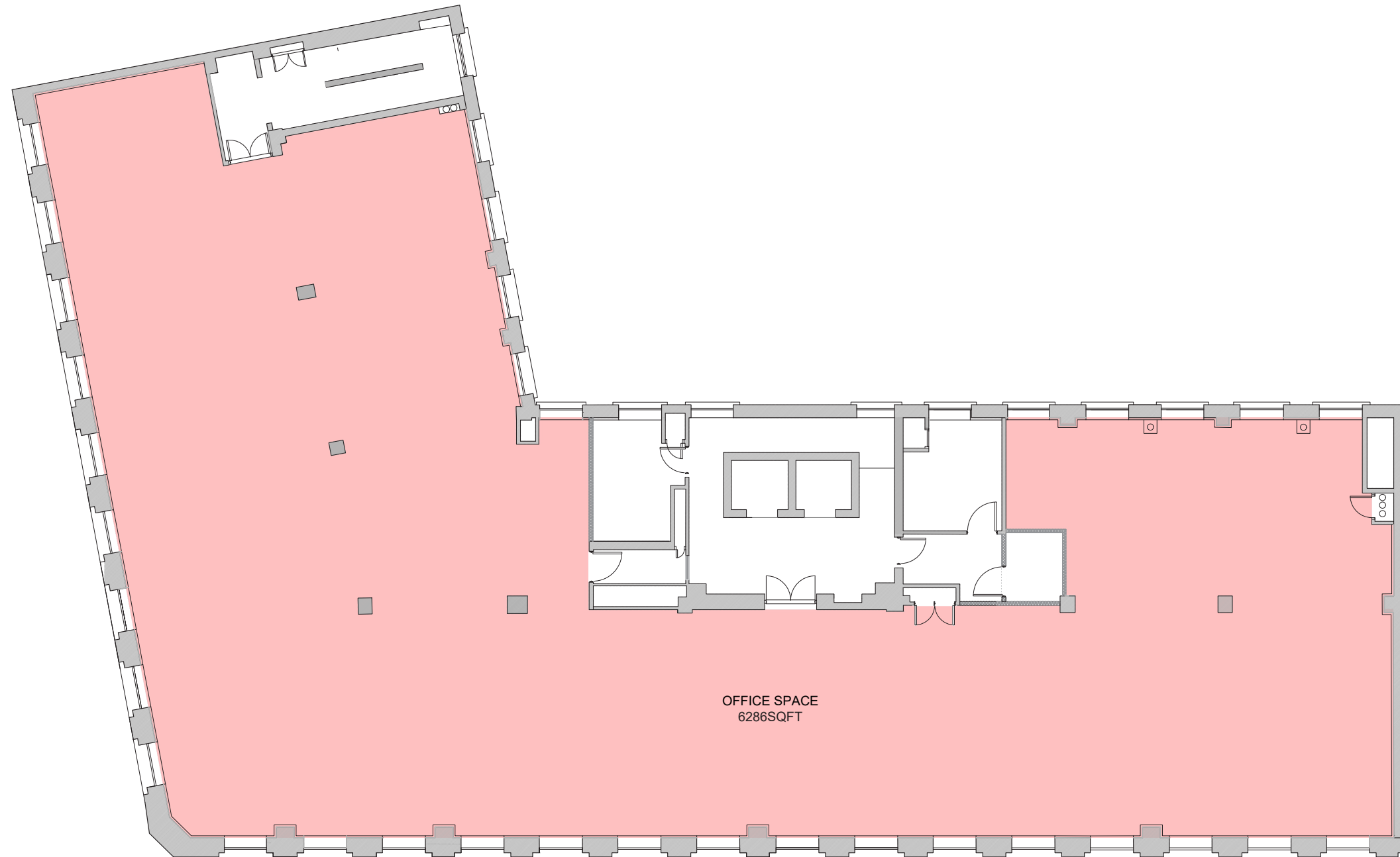
PROPOSED FLOOR PLANS

THIRD FLOOR



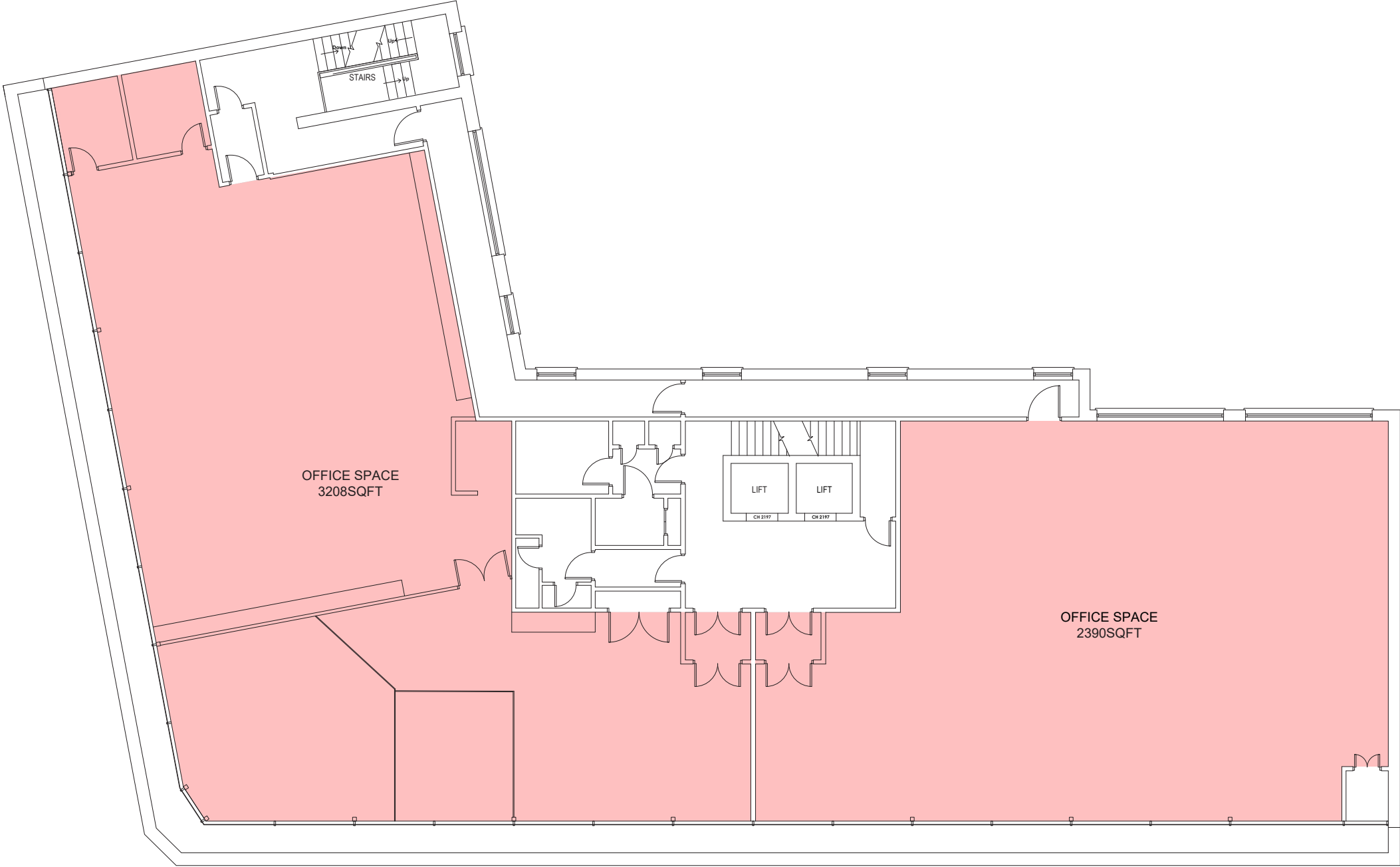
PROPOSED FLOOR PLANS

FOURTH FLOOR



PROPOSED FLOOR PLANS

FIFTH FLOOR





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The Perfect Space for Your Business

Our office spaces are ideal for:

- Startups and Scaleups looking for a prestigious address
- Corporate Headquarters seeking a central location
- Creative Agencies, Consultants, and Professional Services
- Tech Firms and SMEs with growth potential

Join the Best in Belfast

Ready to take your business to the next level in the heart of Belfast? Contact us today for more information or to schedule a viewing.

Call us at [Phone Number]
Email us at [Email Address]
Visit [Website]



57 FOUNTAIN STREET, BELFAST