

INDEX HOUSE

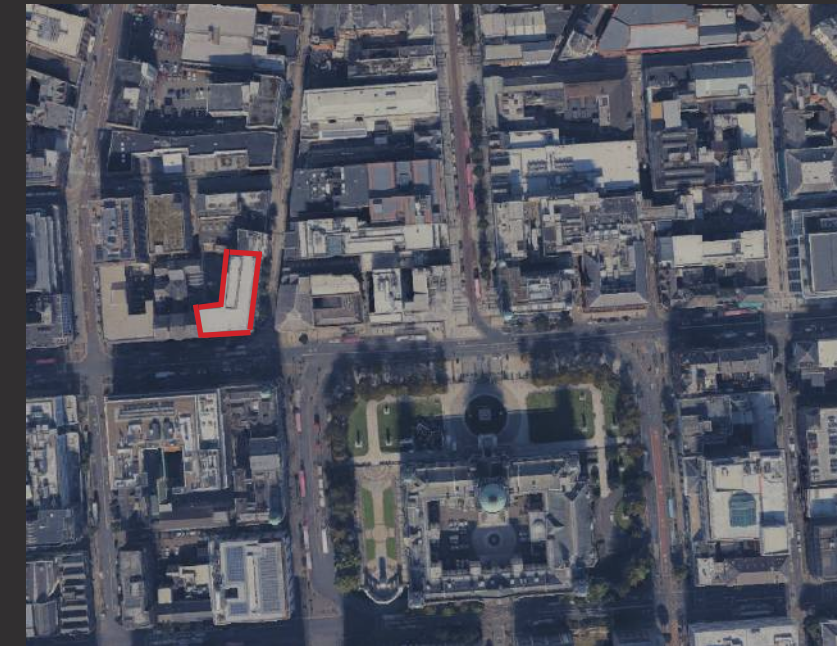
61 FOUNTAIN STREET, BELFAST

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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.





Office Space Details

- Flexible Floorplates from 5,598 - 6,286 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

- New end of trip amenities - showers, gym, bike storage
- High-speed internet and telecoms infrastructure
- 24/7 security and access control
- On-site parking
- Modern, fully equipped kitchens and break areas
- Fantastic new lobby for professional client greeting
- Accessibility for all with elevators and disabled access





MERCHANT SQUARE

ROOM2 HOTEL

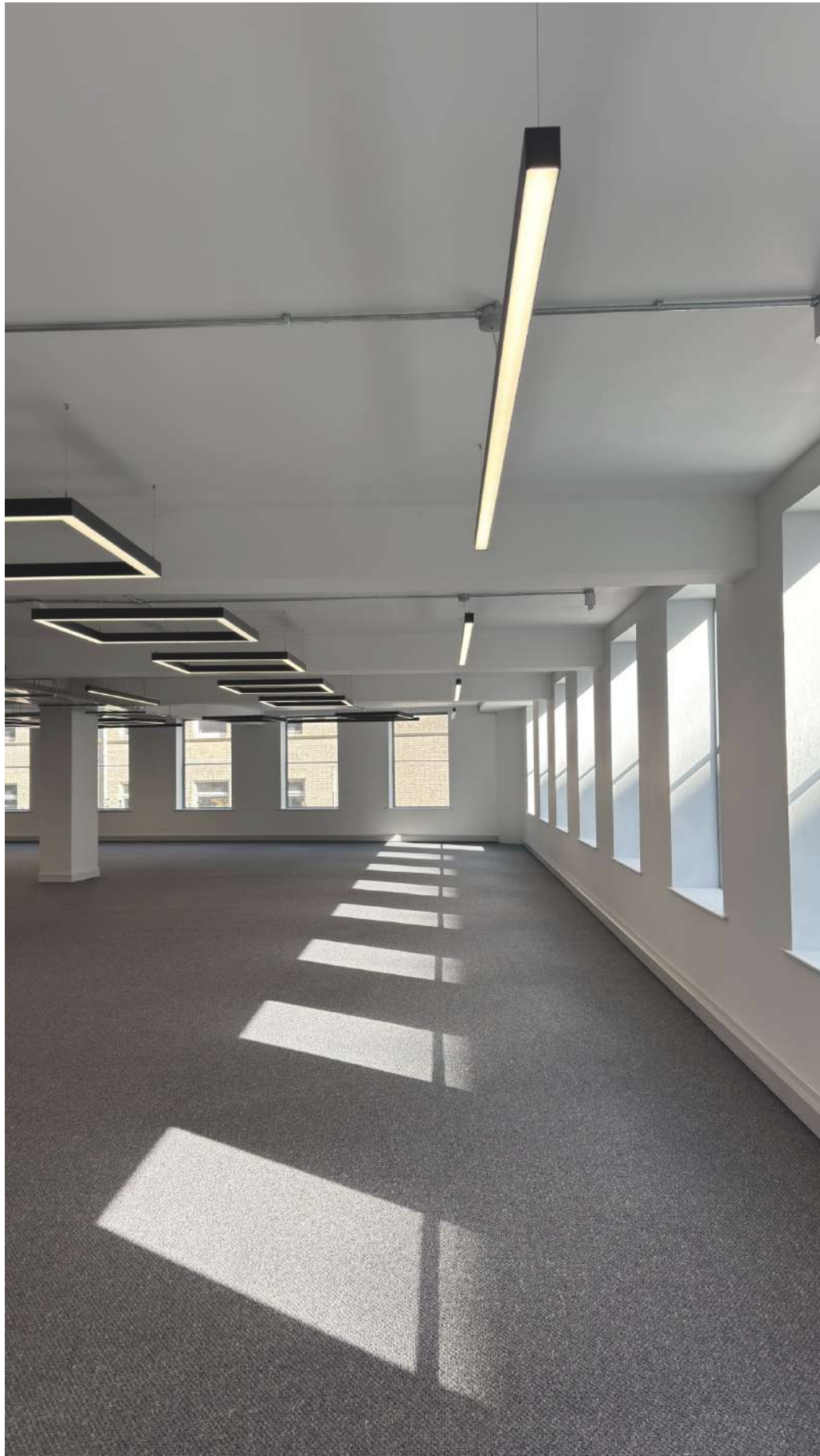


SCOTTISH PROVIDENT
BUILDING

THE LINENHALL LIBRARY

CITY HALL





ACCOMMODATION SCHEDULE

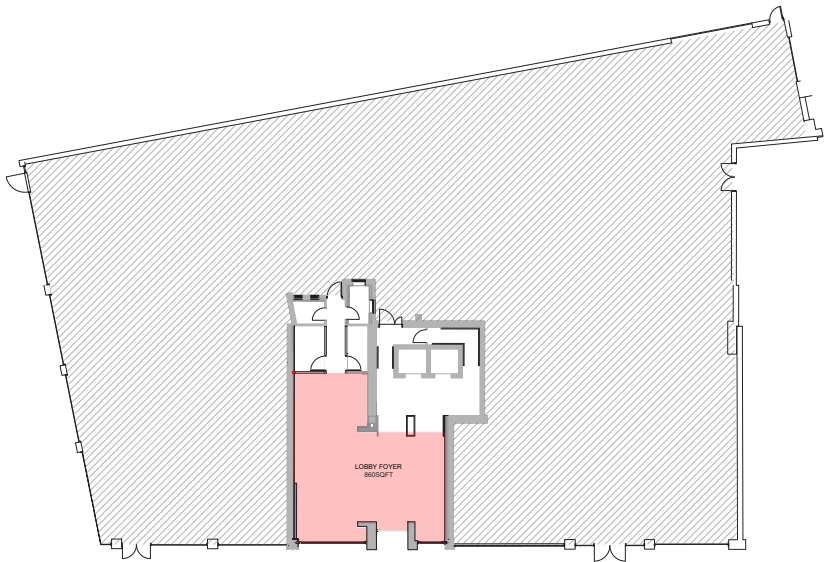
FLOOR	NIA (SQFT)
GROUND FLOOR	860
FIRST FLOOR	6,265
SECOND FLOOR	6,265
THIRD FLOOR	6,286
FOURTH FLOOR	6,286
FIFTH FLOOR	3,208
TOTAL	29,170

EPC

TBC



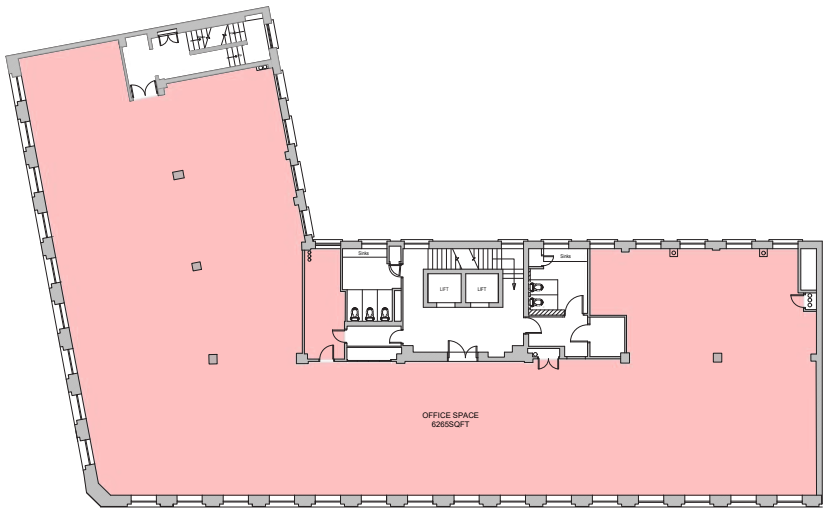
PROPOSED FLOOR PLANS



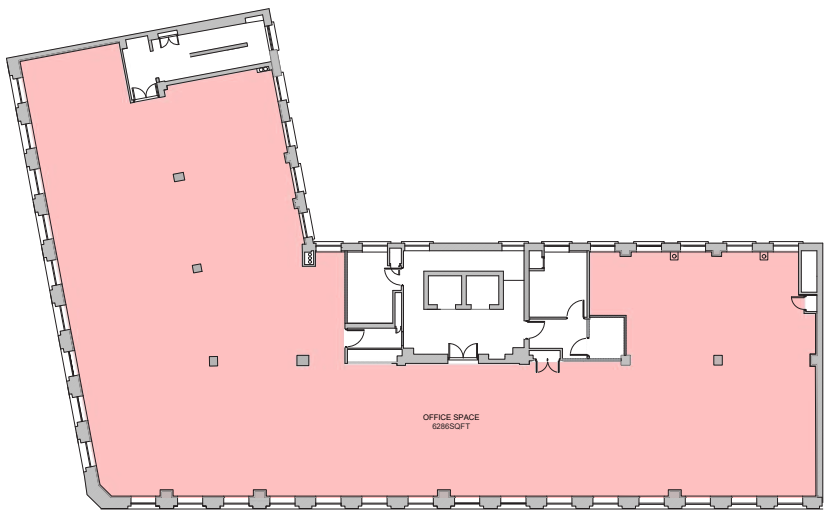
GROUND FLOOR



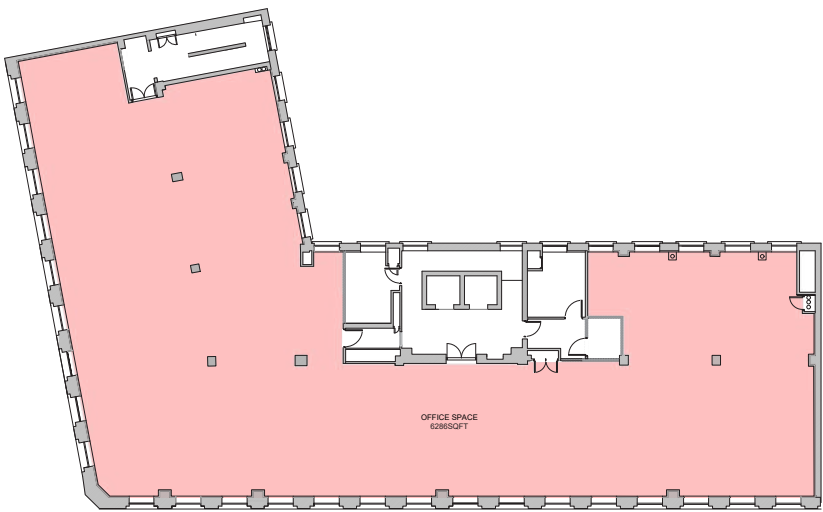
FIRST FLOOR



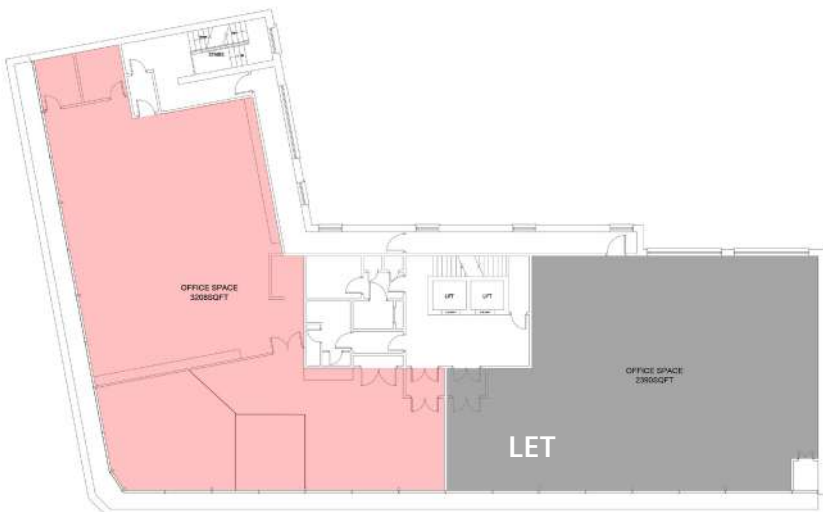
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



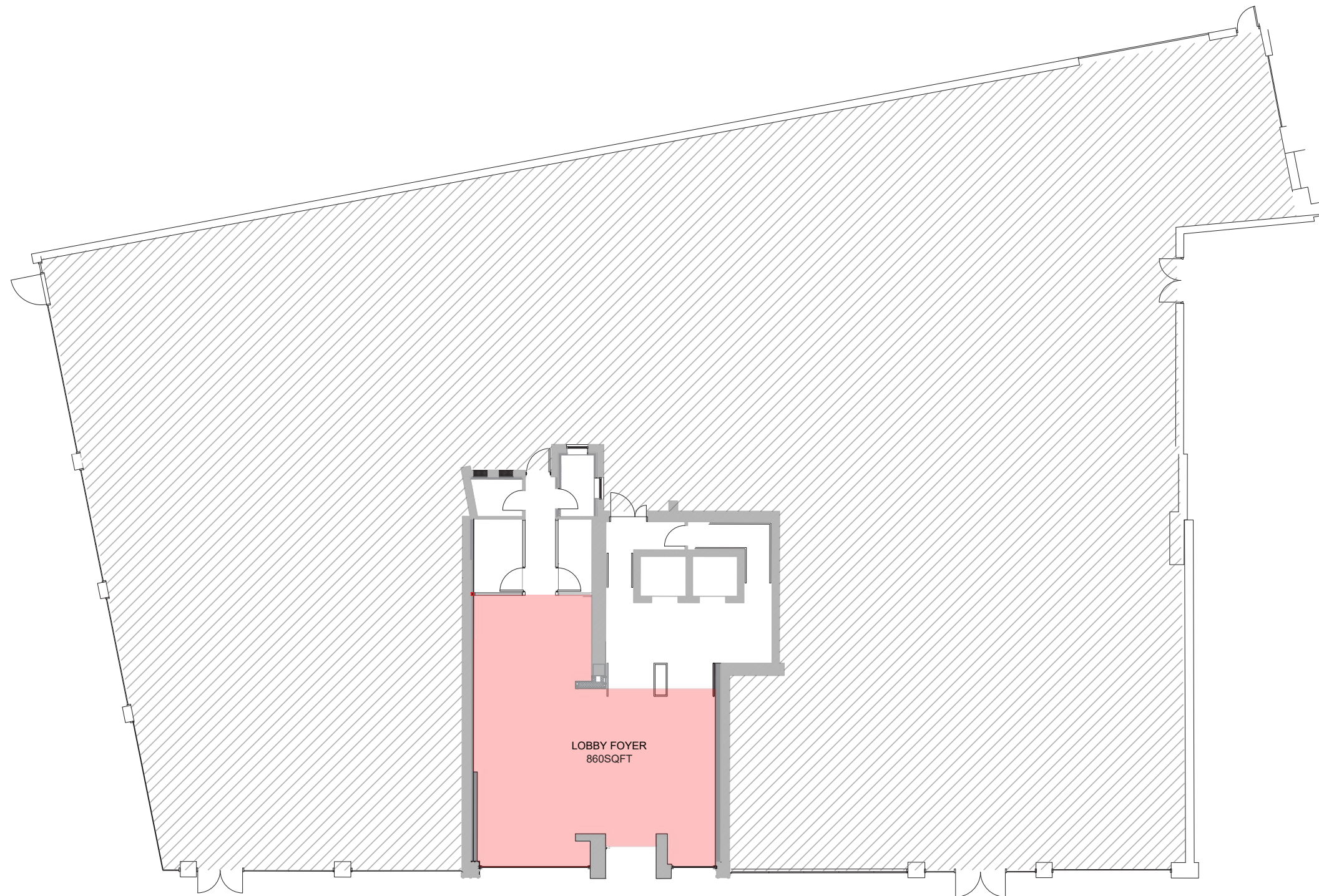
PROPOSED FLOOR PLANS

GROUND FLOOR



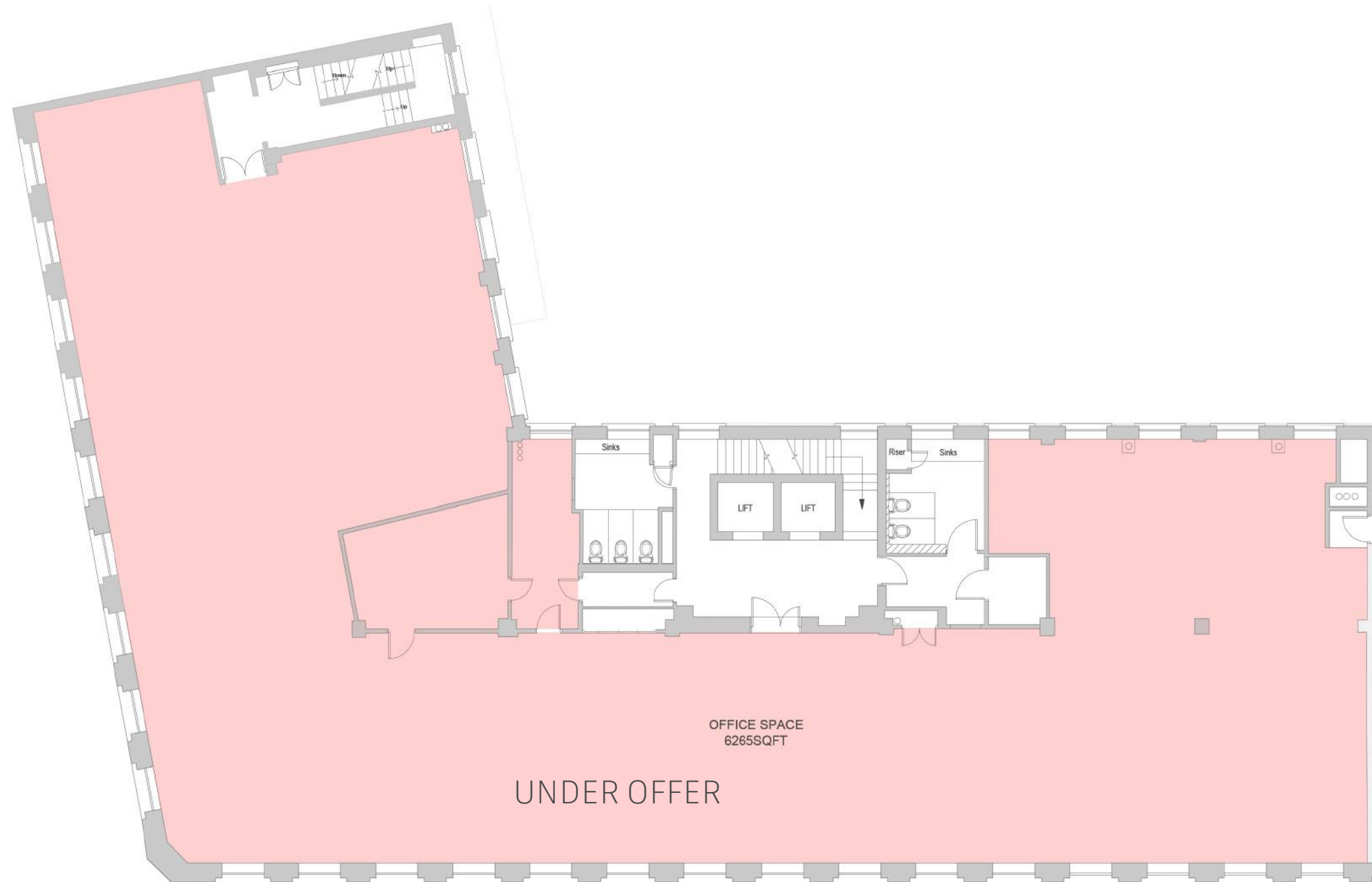
PROPOSED FLOOR PLANS

GROUND FLOOR



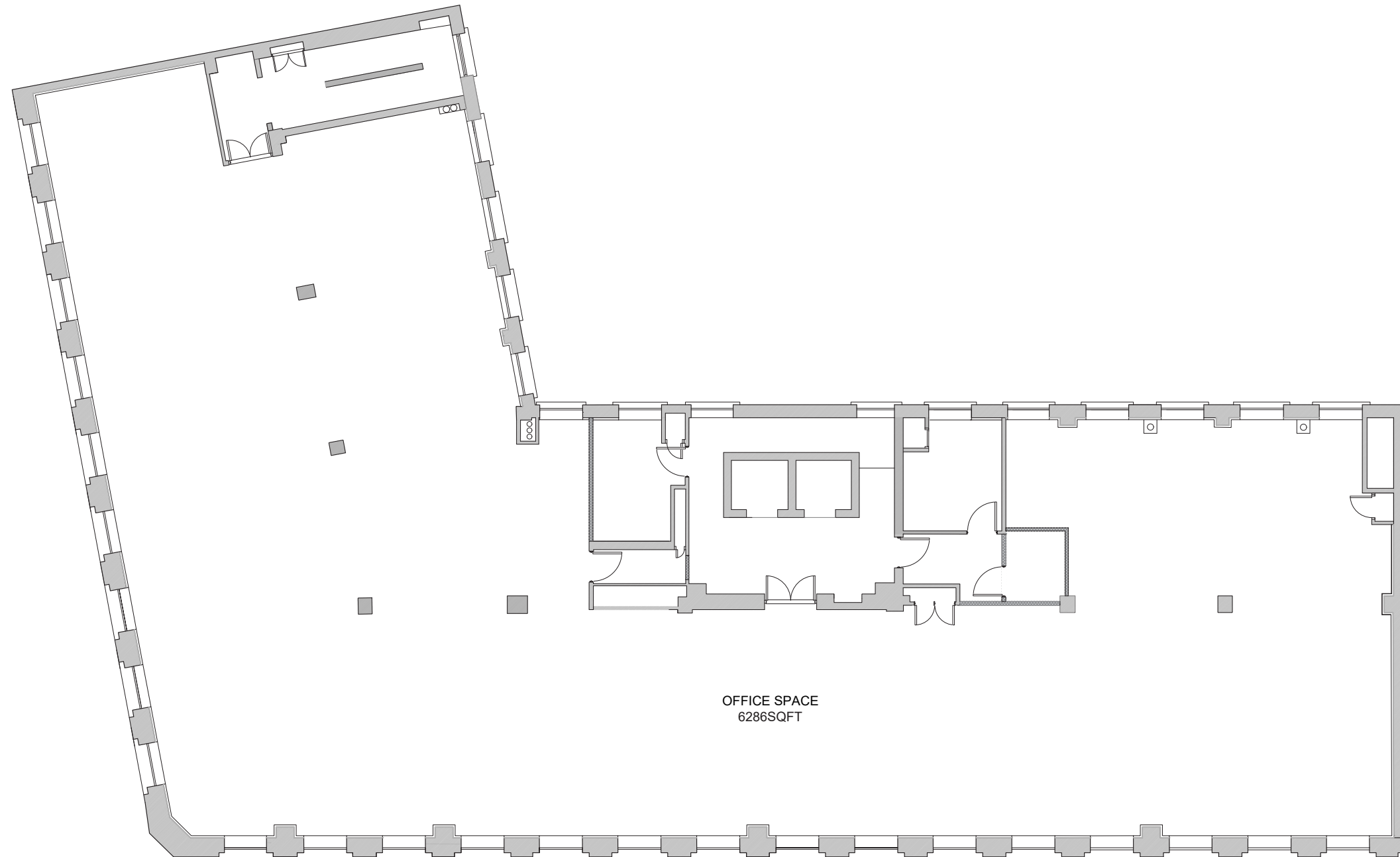
PROPOSED FLOOR PLANS

FIRST FLOOR



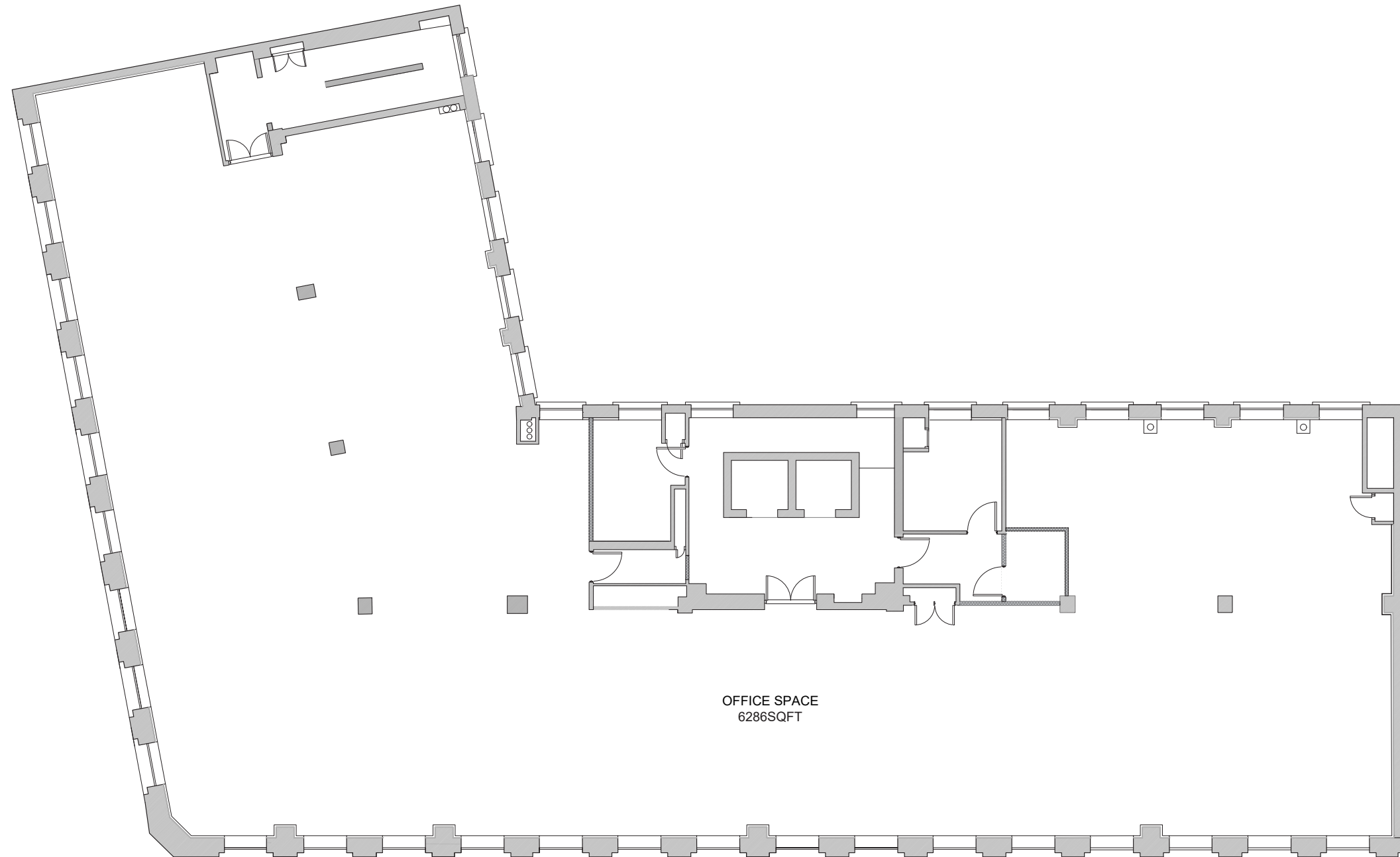
PROPOSED FLOOR PLANS

SECOND FLOOR



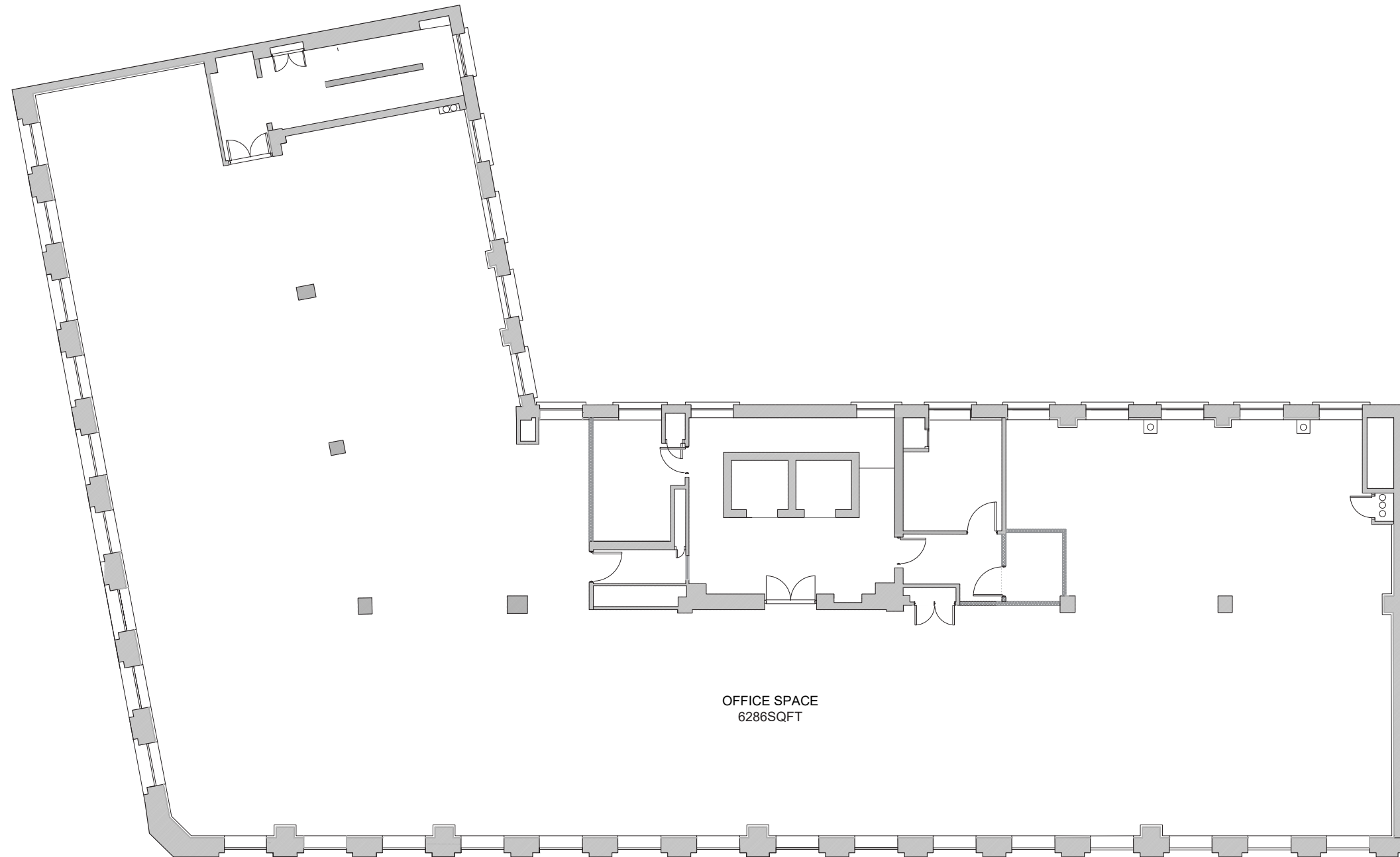
PROPOSED FLOOR PLANS

THIRD FLOOR



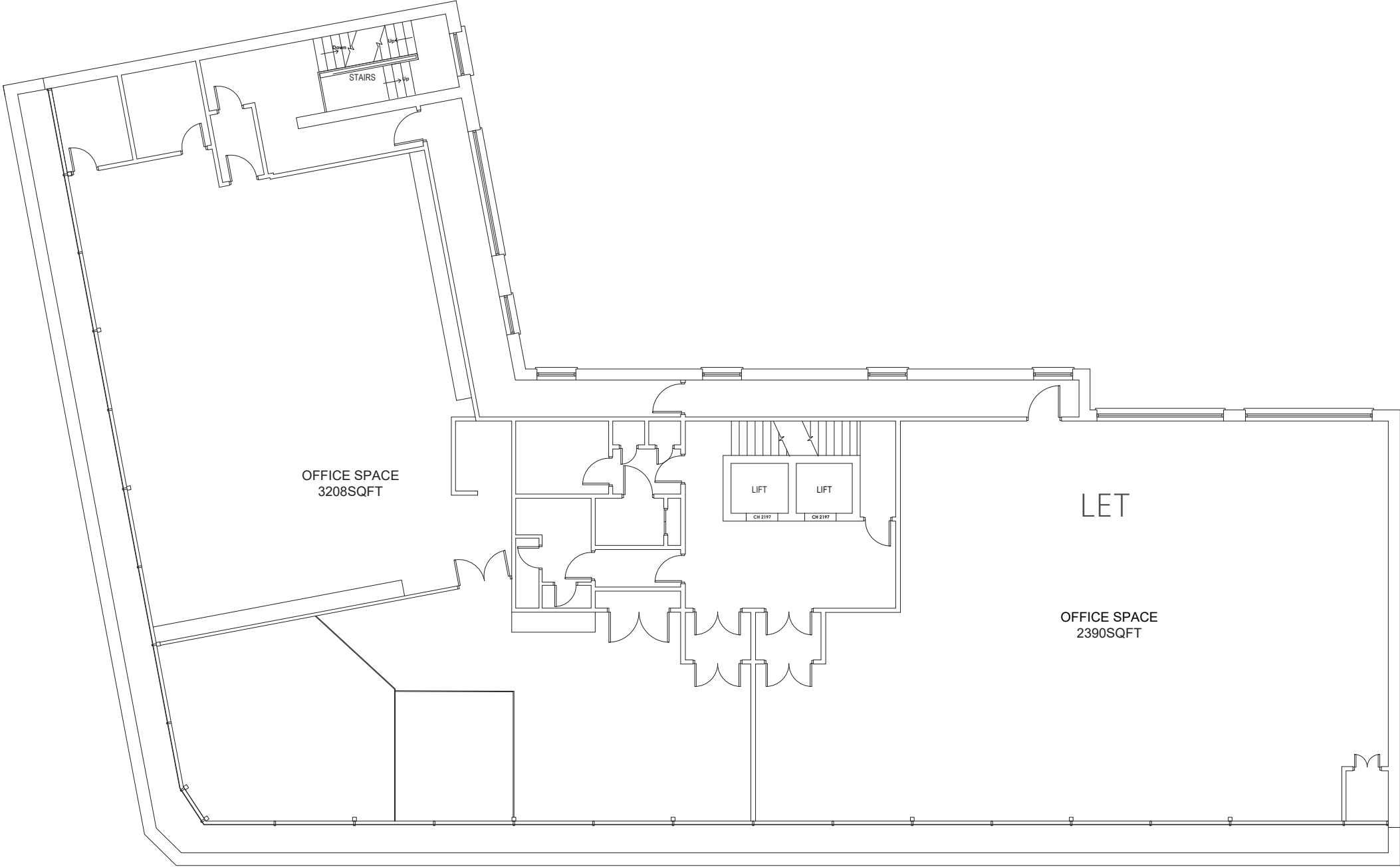
PROPOSED FLOOR PLANS

FOURTH FLOOR



PROPOSED FLOOR PLANS

FIFTH FLOOR



Potential Office Layout

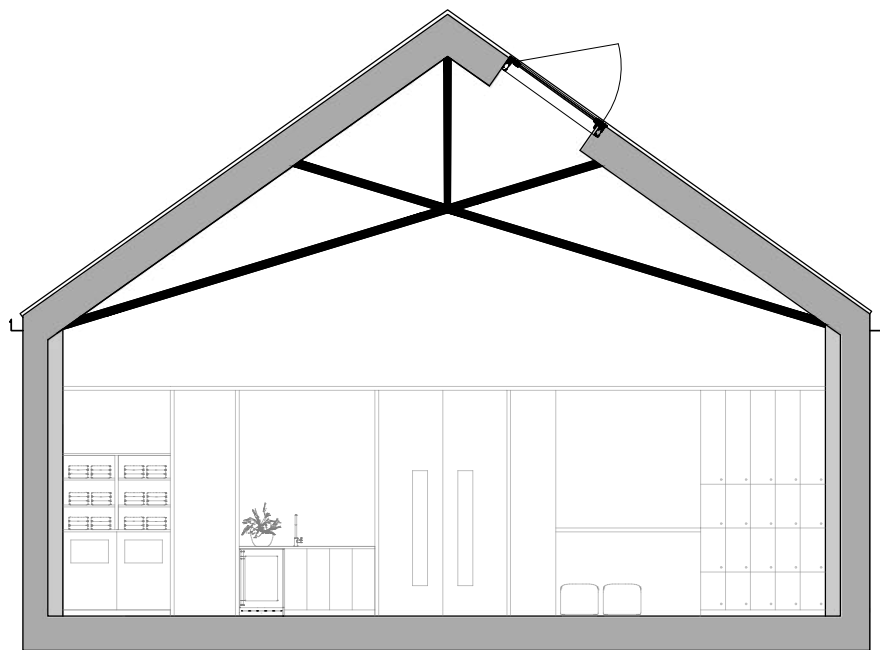


Desk Layout

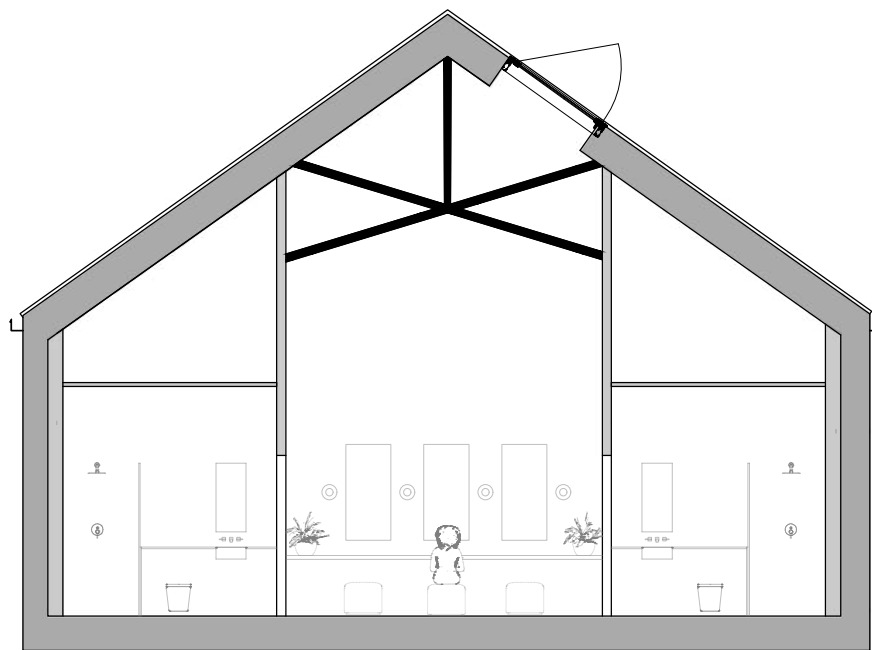


INDEX HOUSE AMENITY BUILDING

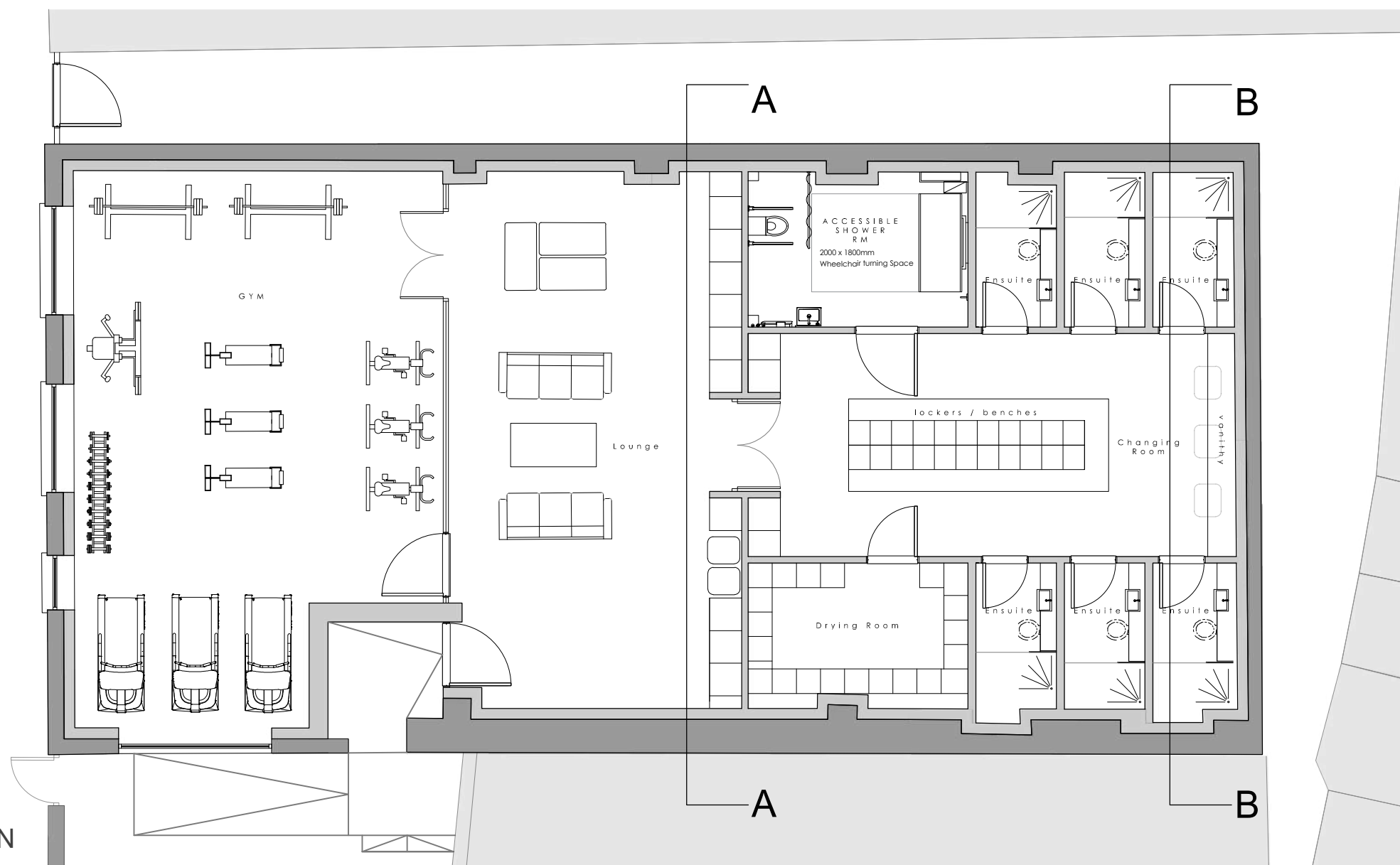
SUBJECT TO PLANNING
SUBMISSION/ APPROVAL



SECTION AA



SECTION BB



FLOOR PLAN

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Project Management**

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www.likearchitects.co.uk

project title:
Index House Amenity Building

drawing title:
Sketch Design

drawn by: RF approved: MM date: Apr 2026 scale: 1:100

cad source: stage: SC

job no. 2147-02 dwg no. 000-02 revision no. *





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