

AG Alphonsus
Gallery



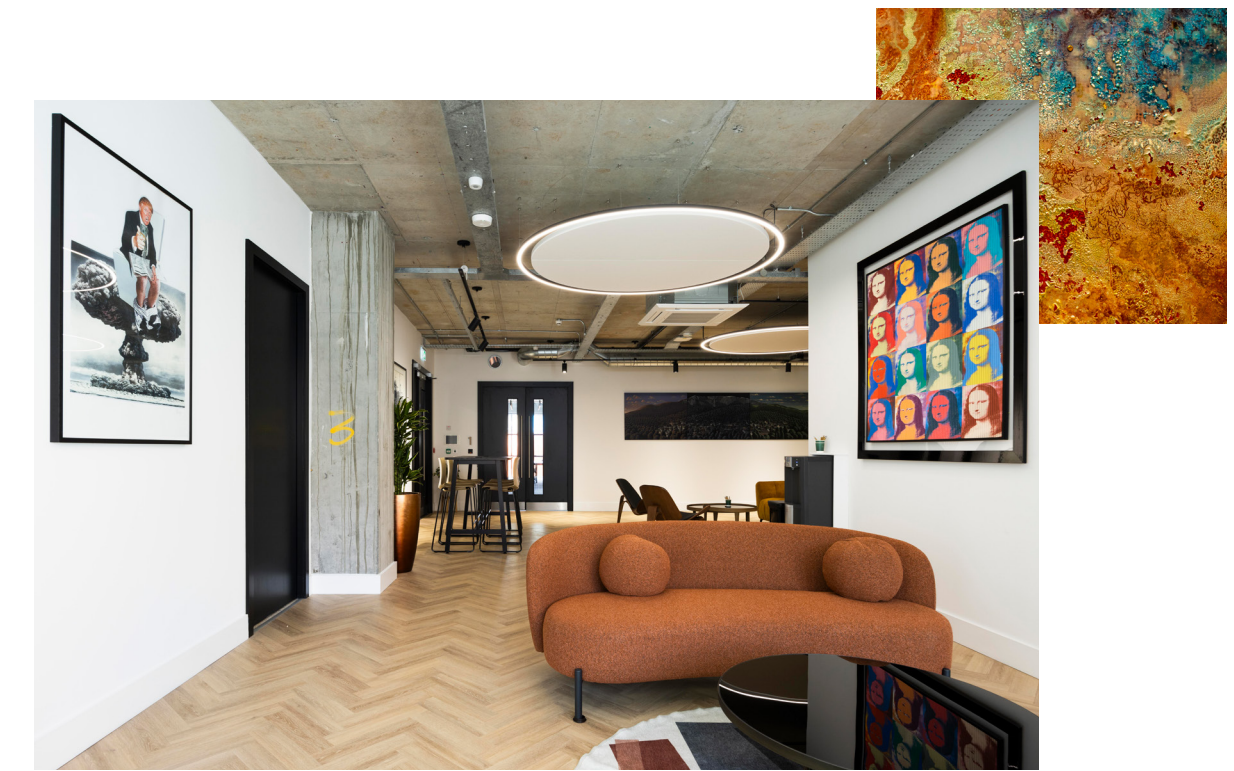
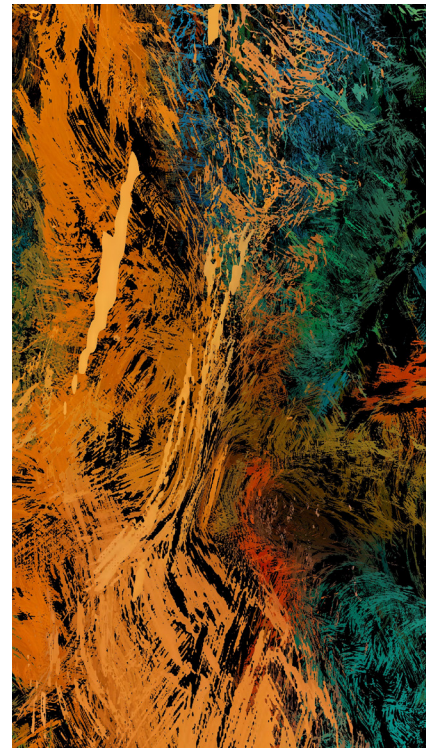
FLEXIBLE WORKSPACE THAT INSPIRES.

The art of office space, perfected.

YOUR SPACE

Your workspace seamlessly blends the most sought-after features of both serviced and traditionally leased offices, offering a stylish and vibrant environment designed to foster business growth, organic collaboration, and innovation.

Enhanced by a carefully curated collection of artwork, the space exudes sophistication and creativity, making it an ideal solution for dynamic businesses seeking both functionality and aesthetic appeal.

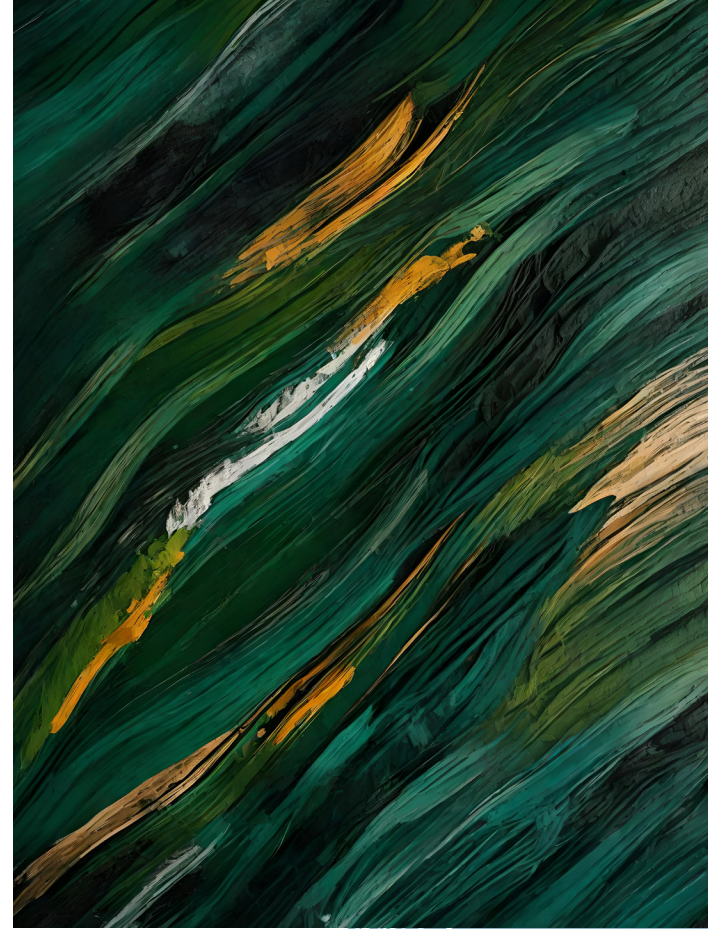


KEY FEATURES

- Fully furnished suites ranging from 883 sq ft (14 desks) – 1952 sq ft (34+ desks) with dedicated meeting rooms and kitchen facilities
- Exclusive business lounge with sustainably sourced bean to cup coffee
- Executive board room with state-of-the-art video conferencing facilities
- Secure high-speed WiFi 7 providing LAN speeds of 10 Gbps with business specific parameters
- Exposed services with acoustic sound reduction baffles
- All-inclusive managed solution of 120+ desks with no hidden extras



Located in the heart of Belfast's Central Business District and within the historic Linen Quarter District.



OUR LOCATION

T

10

minute walk from Lanyon Place Train Station

T

12

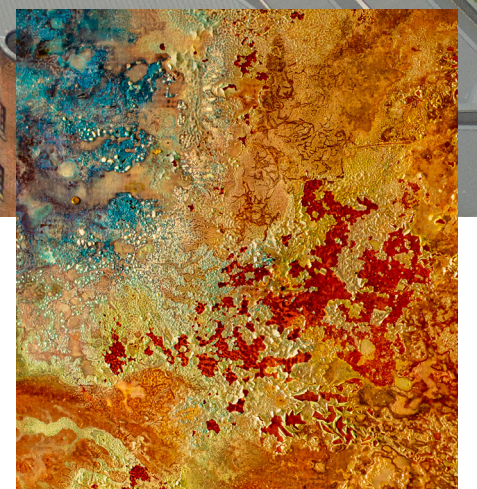
minute walk from Grand Central Station

4 minute walk to Lagan Tow Path 0.2 miles

Belfast City Hall 0.2 miles

Prime retail pitch of Donegall Place 0.3 miles

Victoria Square 0.5 miles





THE LINENHALL

OUR BUILDING

The Linenhall offers premium high specification office accommodation over ground and eight upper floors, complete with a basement car park, extensive amenities and a feature fully glazed front and rear façade. The ground floor entrance comprises a sophisticated, striking lobby with a staffed security desk and access is provided to the upper floors via two high-speed passenger lifts.





AG Alphonseus Gallery

FLEXIBLE SIMPLISTIC PERFECTED

The Alphonseus Gallery layout, design, and finishes have been meticulously curated by Phillip Rodgers Design, showcasing an impressive selection of artwork.

Each suite is available on flexible terms based on an all-inclusive monthly fee, offering the simplicity and convenience of serviced space, while maintaining the spatial allocation, configuration, and desk density typically associated with traditionally leased offices.



ALL-INCLUSIVE

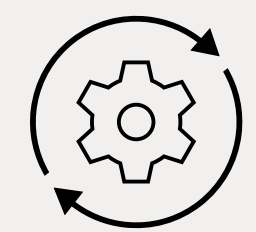
Traditional Tenant Charges

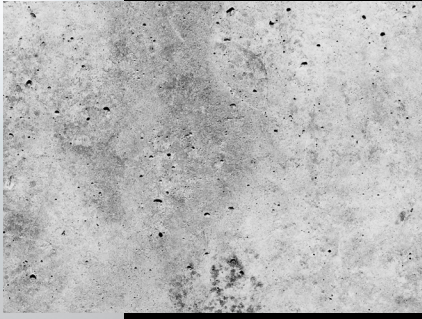
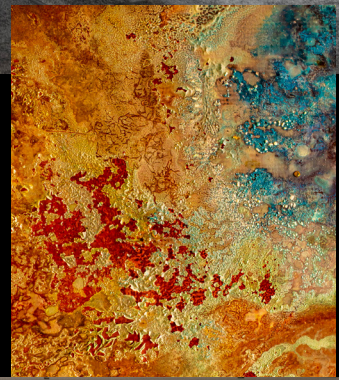
- Rent
- Rates
- Service Charge
- Insurance



Services

- Utilities
- Cleaning & Waste Management
- Air Conditioning PPM
- Full list of services available upon request

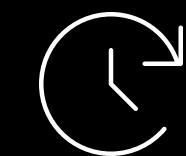
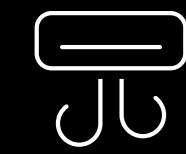
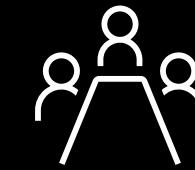
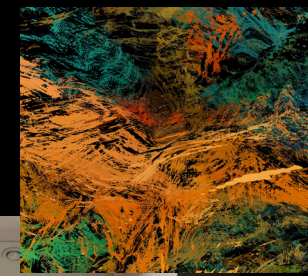




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A M E N I T I E S

Tenants have the flexibility to request additional workstations and furnishings as required, ensuring a seamless transition through periods of growth and expansion. Exclusive car parking spaces are available within short walking distance – further details available upon request.



Dedicated Meeting Rooms and Kitchen Facilities

Executive Board Room

Business Lounge with Private Phone Booths

Bean to Cup Coffee

High Speed Wifi 7 – 10 Gbps LAN speed

Efficient Individually Controlled Comfort Heating and Cooling

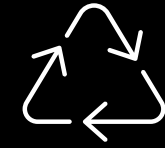
24/7 access
Staffed Security Desk – Weekdays 7:30^{am} – 5:30^{pm}

End of Trip Facility including bike storage, showers, toilets and lockers

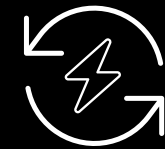
Wired Score Gold Certification



Zero Waste to Landfill



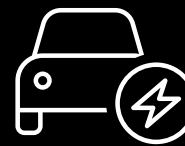
Green Energy Tariff - 100% electricity from renewable sources



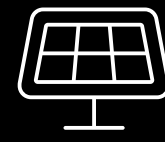
Energy efficient LED lighting and PIRs



EV chargers located in basement car park



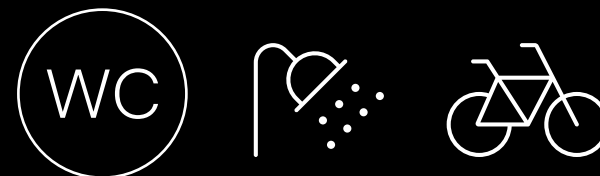
Roof mounted 15 kWp photovoltaics System generating electricity for common area usage



Biodiverse Live Wall to be installed on front façade in Q2 2025

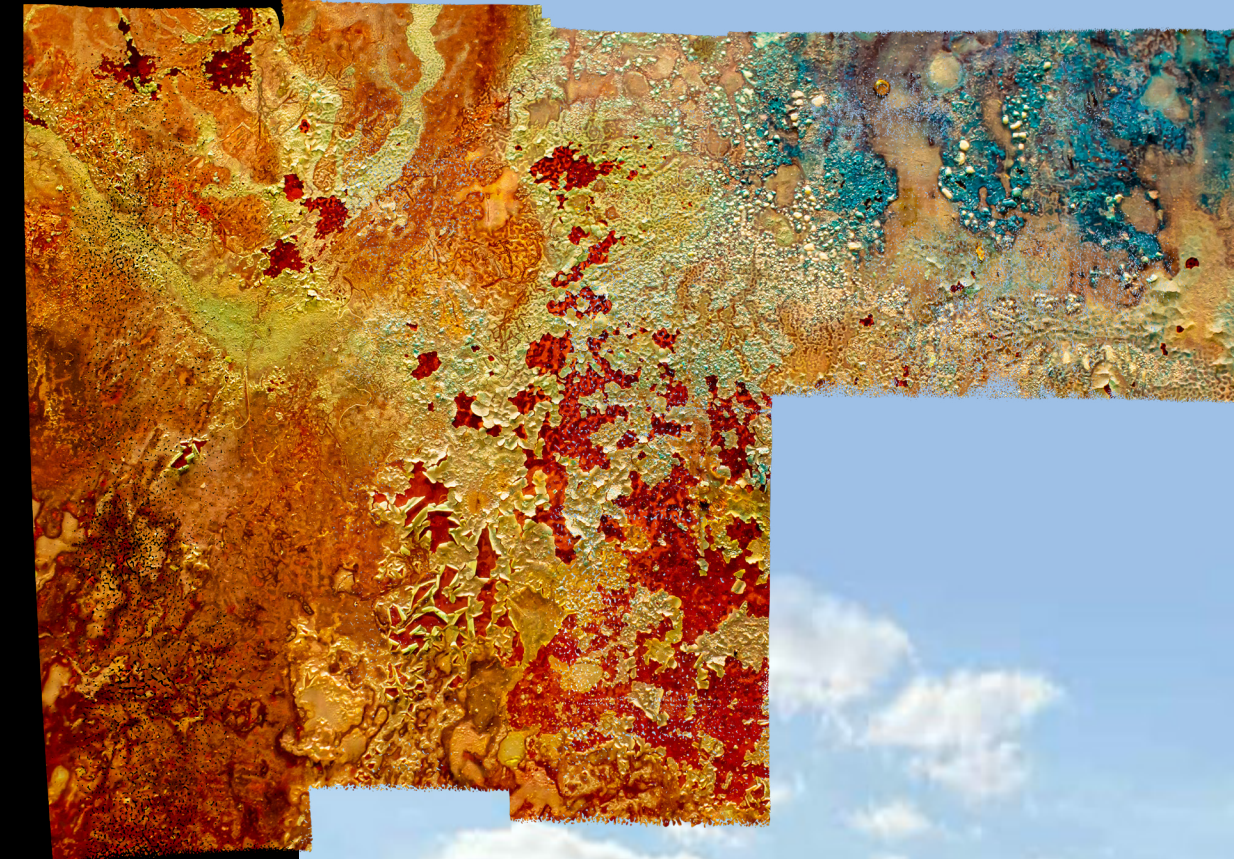
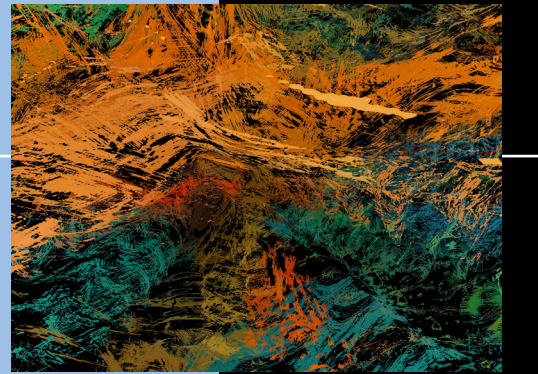


End of Trip Facility



SUSTAINABILITY

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





AG Alphonus Gallery

Suite	Area (sq. ft.)	Desks	Status
1	1,775	30+	Available
2	1,034	18+	Let
3	1,136	20+	Available
4	1,952	34+	Available
5	883	14+	Available

For all enquiries and further information, please contact:

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THE LINENHALL

32-38 LINENHALL STREET BELFAST BT2 8BG

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Customer due diligence:

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 Killultagh. 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.

April 2025