



Where ideas are
woven, together.

YOUR SPACE

Thread Works sets a new standard for workspace in Belfast city centre, positioned within the historic Linen Quarter and Business District. Drawing on the area's legacy of craftsmanship, Threadworks references its heritage in name, while delivering a bold, design-led environment defined by precision, quality, and intent.

Every detail has been meticulously curated to create a workspace that is both striking and highly functional. This is workspace reimagined — seamlessly uniting the ease of a fully managed solution with the autonomy, identity, and spatial integrity of a traditional office. The result is a sophisticated, high-performance workplace where design, flexibility, and experience are elevated without compromise.



KEY FEATURES

- Fully fitted and furnished private suites, offering the autonomy of conventional offices with the ease of an all-inclusive model
- Suite sizes ranging from 2 desks to 20 desks, catering to start-ups, growing and established businesses alike
- Generous communal areas designed for collaboration, informal meetings and networking
- Executive private boardrooms with state-of-the-art conferencing facilities
- Secure, high-speed business-grade wifi connectivity throughout
- All-inclusive managed offering with complete cost transparency – no hidden extras



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

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

OUR LOCATION

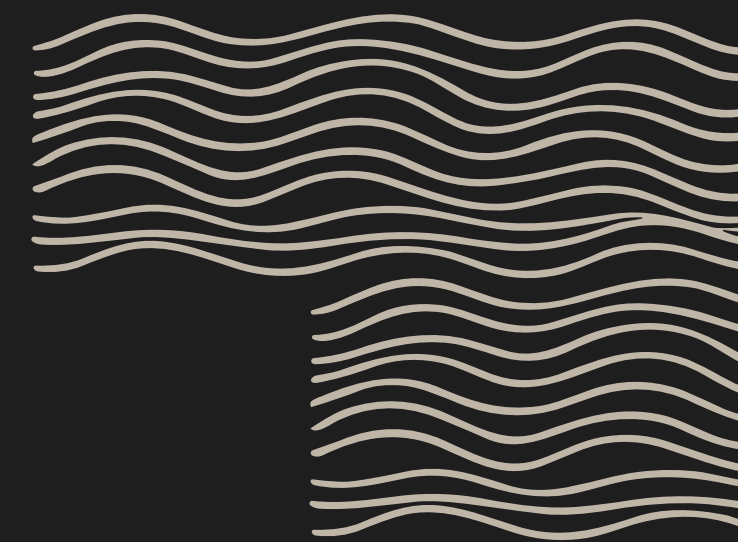




THE LINENHALL

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 features a 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.





A NEW FABRIC OF WORK

Thread Works is deliberate, design-led and desirable. Carefully curated by Phillip Rodgers Design, Threadworks delivers an environment people are excited to work in and proud to present to clients.

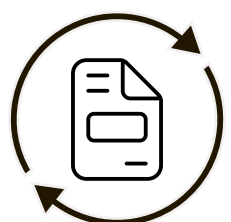
Each office will be let based on an all-inclusive monthly fee, combining the flexibility and simplicity of serviced space with the spatial allocation, configuration and desk densities associated with traditionally leased offices. The monthly fee will include the following:



ALL-INCLUSIVE

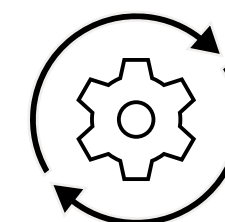
Traditional Tenant Charges

- Rent
- Rates
- Service Charge
- Insurance



Services

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

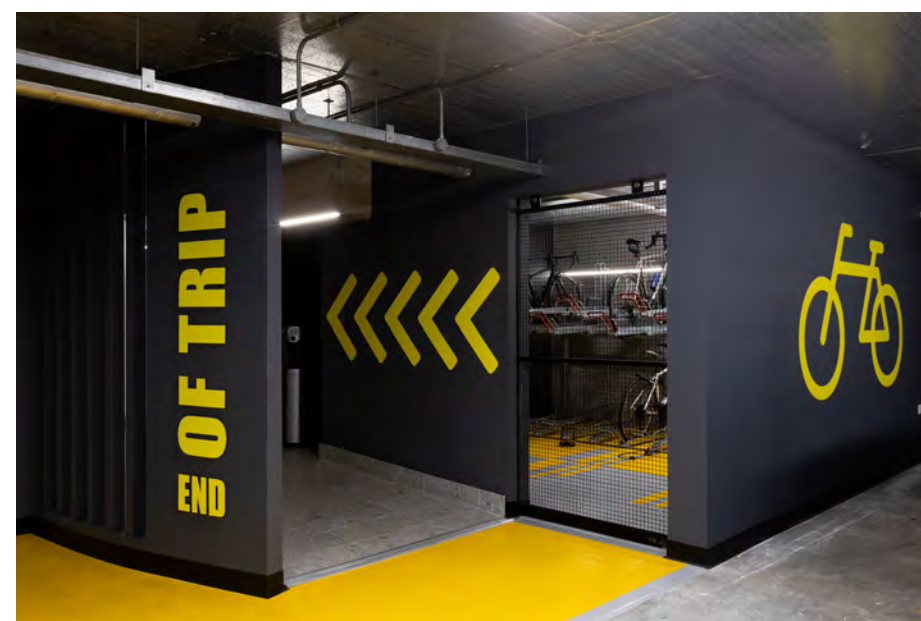


TW Thread Works

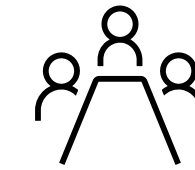


A M E N I T I E S

Tenants are permitted to request additional workstations and furniture when required ensuring a seamless transition through phases of growth and expansion. Car parking spaces are available within Killultagh's Ormeau Road Car Park – further details upon request.



Dedicated Meeting Rooms and Kitchen Facilities



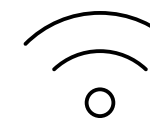
Executive Board Rooms



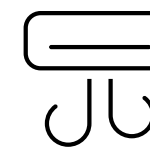
Business Lounge with Private Phone Booths



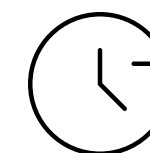
Bean to Cup Coffee



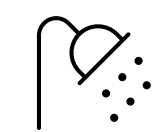
High Speed Wifi 7 - 10 Gbps LAN speed



Efficient Individually Controlled Comfort Heating and Cooling



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

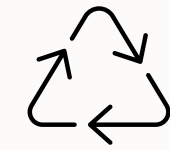


End of Trip Facility including bike storage, showers, toilets and lockers

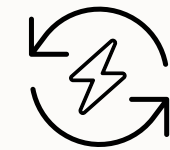
Wired Score Gold Certification



Zero Waste to Landfill



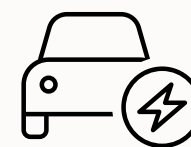
Green Energy Tariff - 100% electricity from renewable sources



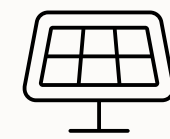
Energy efficient LED lighting and PIRs



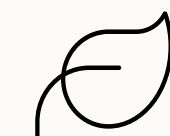
EV chargers located in basement car park



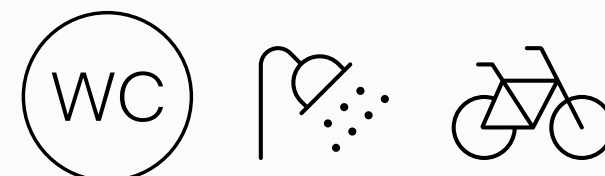
Roof mounted 15 kWp photovoltaics System generating electricity for common area usage



Biodiverse Live Wall on front façade

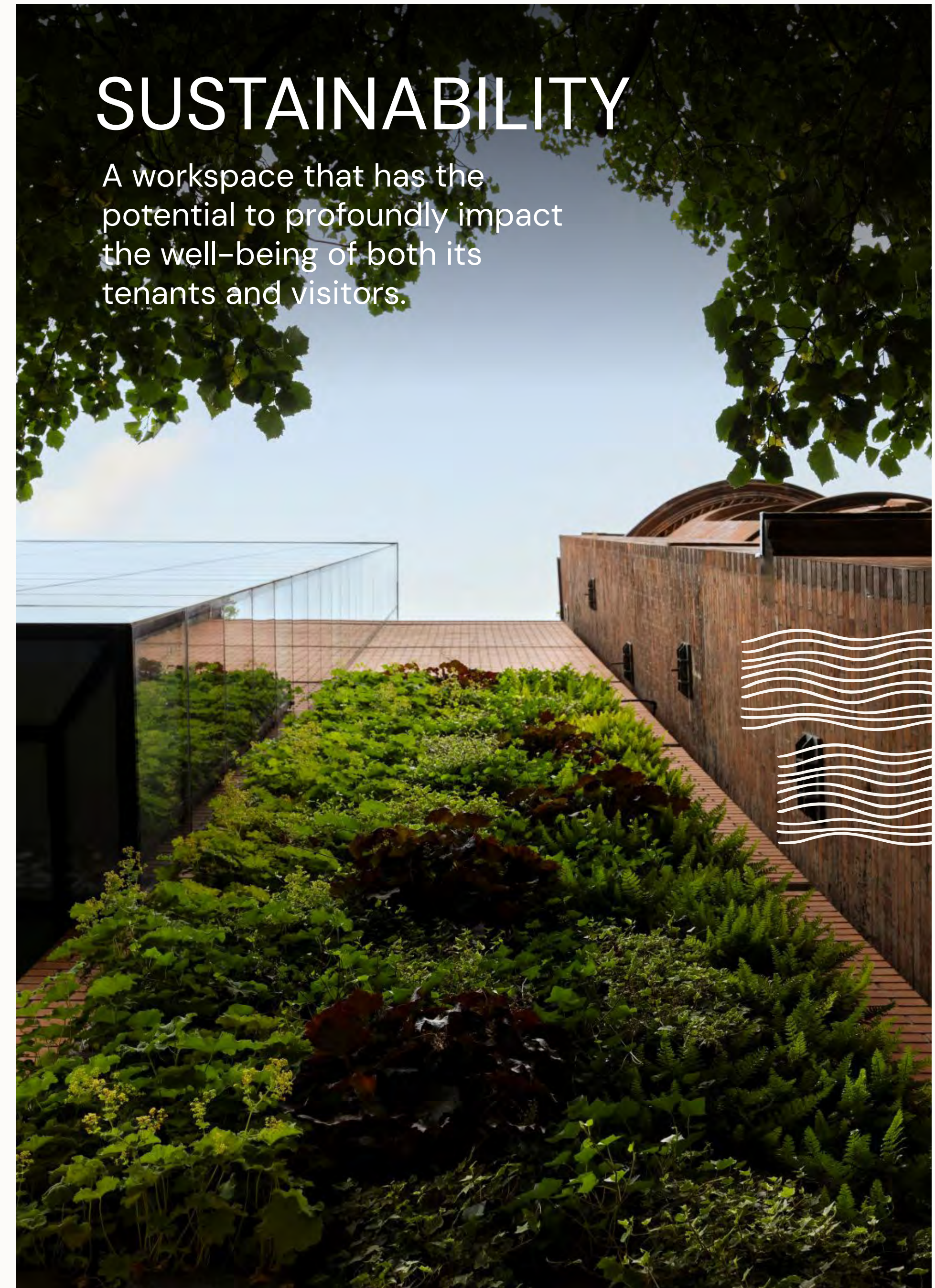


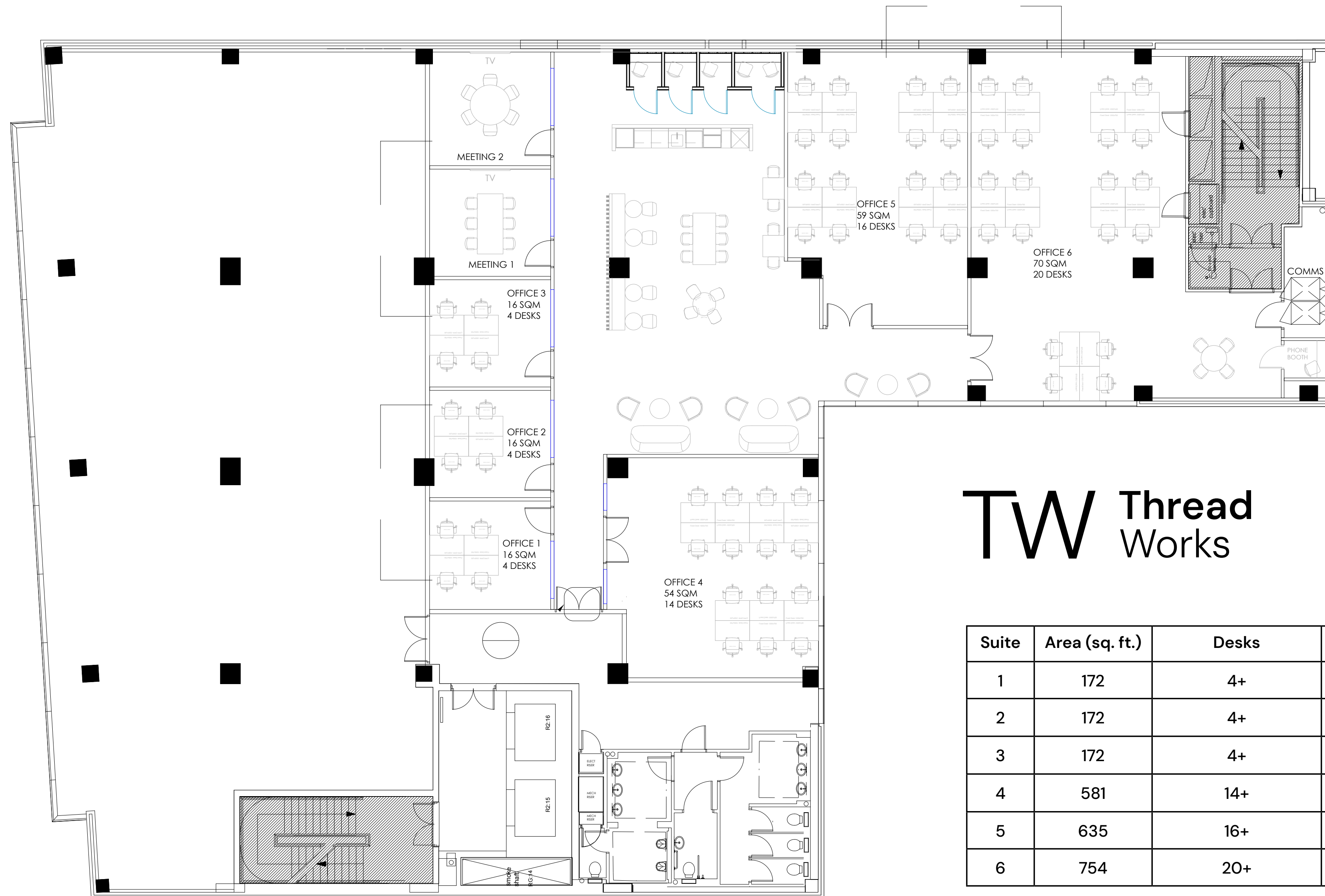
End of Trip Facility



SUSTAINABILITY

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





TW Thread Works

Suite	Area (sq. ft.)	Desks	Status
1	172	4+	Available
2	172	4+	Available
3	172	4+	Available
4	581	14+	Available
5	635	16+	Available
6	754	20+	Available

For all enquiries and further information, please contact:

Matthew McNutt

028 9027 8899

07725 534159

matthew.mcnutt@killultagh.com

THE LINENHALL

32-38 LINENHALL STREET BELFAST BT2 8BG

TW Thread
Works



Disclaimer

"Killultagh (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; Killultagh cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of Killultagh (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) Killultagh (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

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 2026