

**42**  
**FOUNTAIN  
STREET  
BELFAST**

**CENTRAL OFFICES TO LET**



# PERCEPTION IS EVERYTHING

They say, the way in which a company is regarded,  
understood or interpreted will be determined  
by their office space

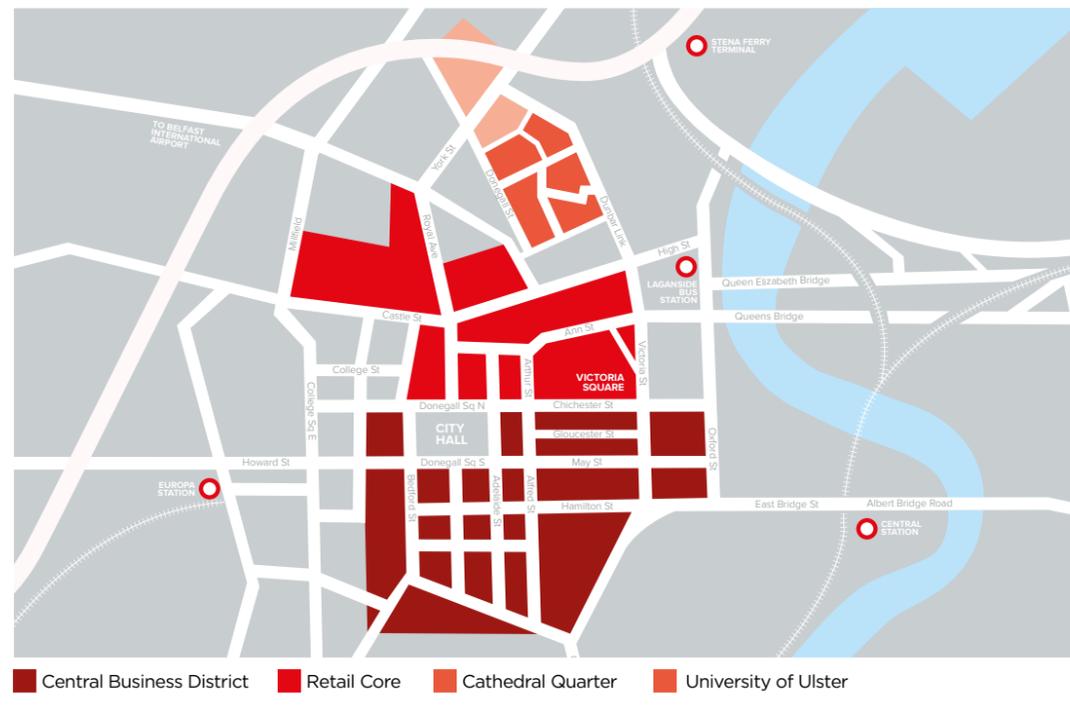
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# Location

**42 Fountain Street is at the heart Belfast's CBD with access to business, shopping, entertainment, culture and transport all on your doorstep.**

The building benefits from dual outlook over 2 of Belfast's premier shopping streets, Donegall Place and Fountain Street providing a buzz and atmosphere

unrivalled in the City Centre. This central location provides easy access to all public transport nodes and car parking for staff and visitors.



# Property

**42 Fountain Street is extends to 69,000 sq ft over 6 storeys with retail on the lower floors.**

The office accommodation is accessible through a dedicated large refurbished modern reception off Fountain Street.

A&L Goodbody, a leading corporate law firm in Northern Ireland with international offices in Dublin, London, San Francisco & New York occupy the top three floors in the building.

The available Part Second and Entire Third Floors will be refurbished to a very high standard to provide bright, flexible, efficient office accommodation.

Benefiting from profile & views over pedestrianised Fountain Street and Belfast's main shopping street, Donegall Place, 42 Fountain Street is at the heart of everything.



A&L Goodbody



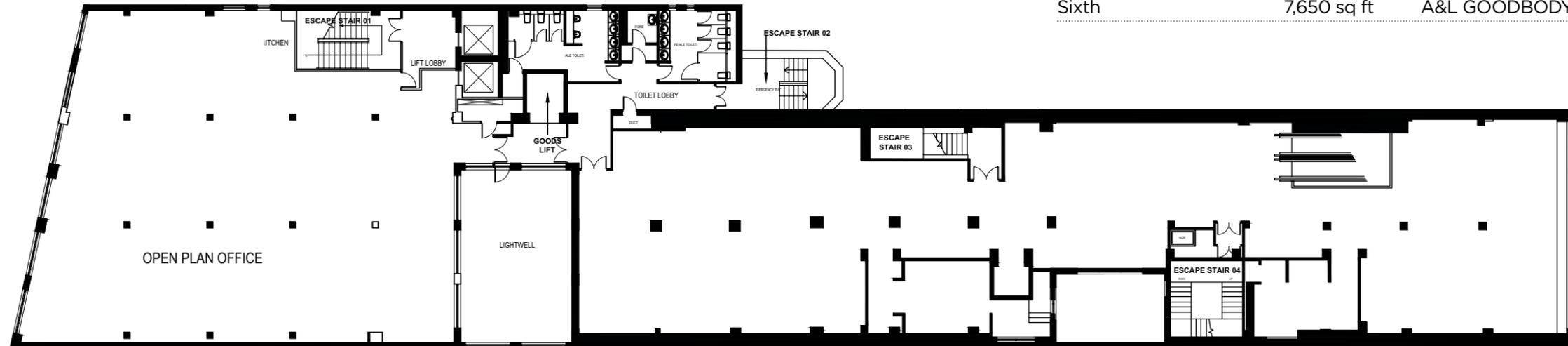
Waterstones



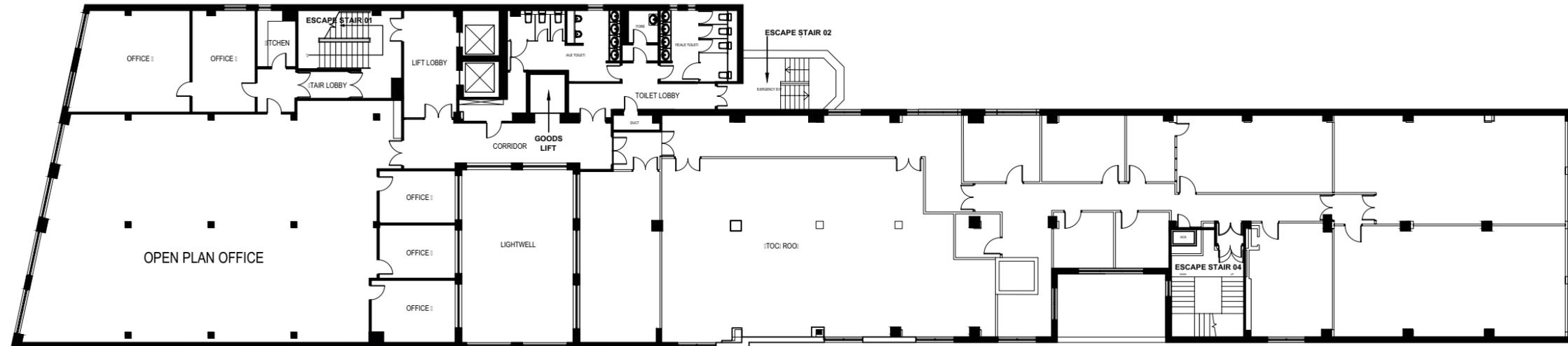
# Accommodation

Ground	4,204 sq ft	WATERSTONES
First	5,484 sq ft	WATERSTONES
Second (Rear)	3,979 sq ft	WATERSTONES
Second (Front)	5,900 sq ft	<b>TO LET</b>
Third	10,166 sq ft	<b>TO LET</b>
Fourth	10,200 sq ft	A&L GOODBODY
Fifth	8,475 sq ft	A&L GOODBODY
Sixth	7,650 sq ft	A&L GOODBODY

## Second Floor



## Third Floor



# Specification

## Re-designed & re-furbished office accommodation for the modern occupiers needs

- Fully refurbished office lobby
- Two new high speed lifts
- Bright open plan office accommodation
- Carpeted solid floors with perimeter trunking
- Suspended ceiling with recessed energy efficient lighting
- New WC accommodation
- New AHU System
- EPC Rating D96



**BE CENTRAL**



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