

42
**FOUNTAIN
STREET
BELFAST**

CENTRAL OFFICES TO LET



PERCEPTION IS EVERYTHING

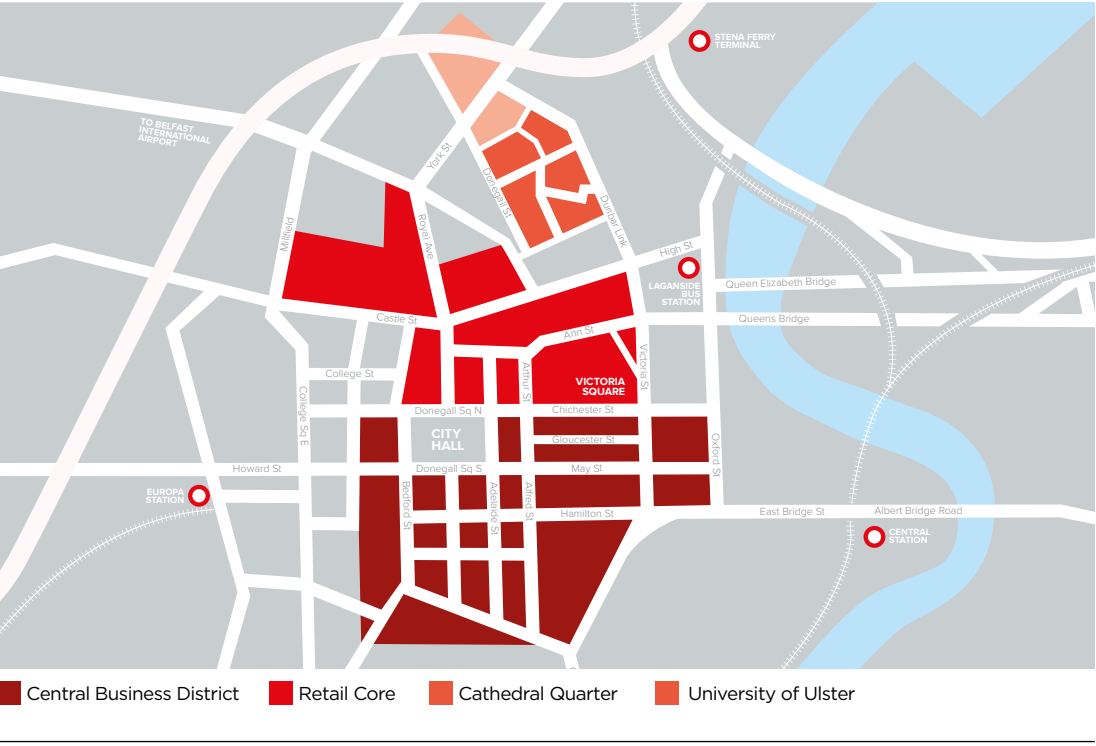
They say, the way in which a company is regarded,
understood or interpreted will be determined
by their office space

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.

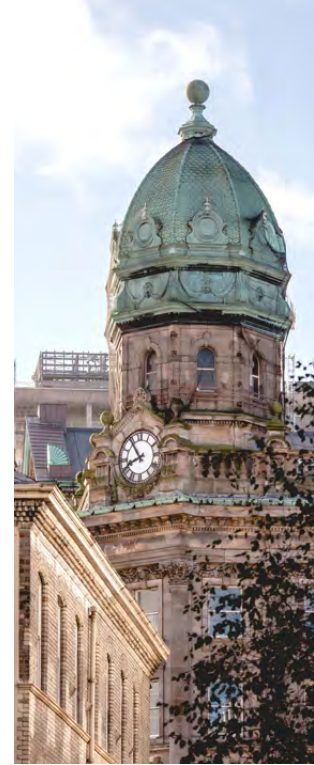
Benefiting from profile & views over pedestrianised Fountain Street and Belfast's main shopping street, Donegall Place, 42 Fountain Street is at the heart of everything.

A&L Goodbody



Waterstones

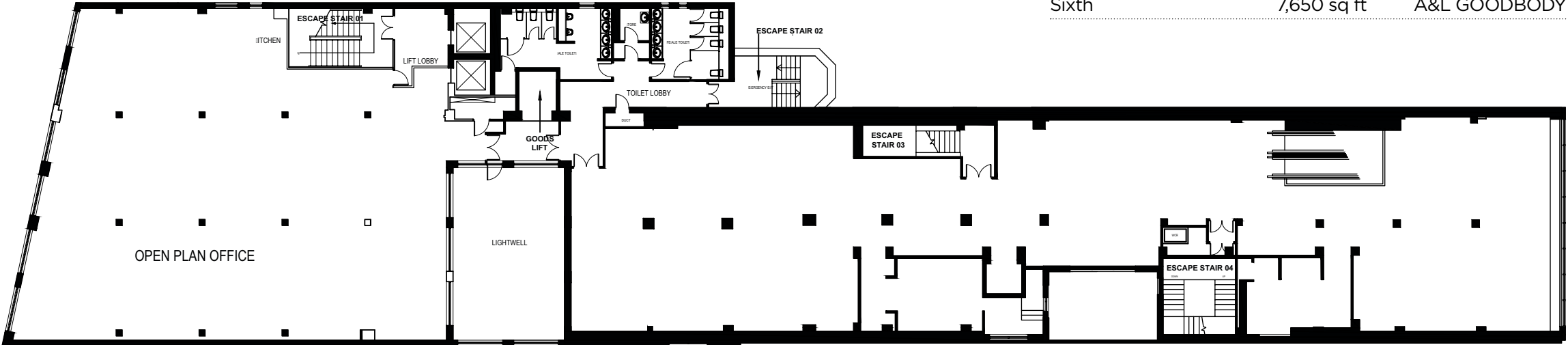




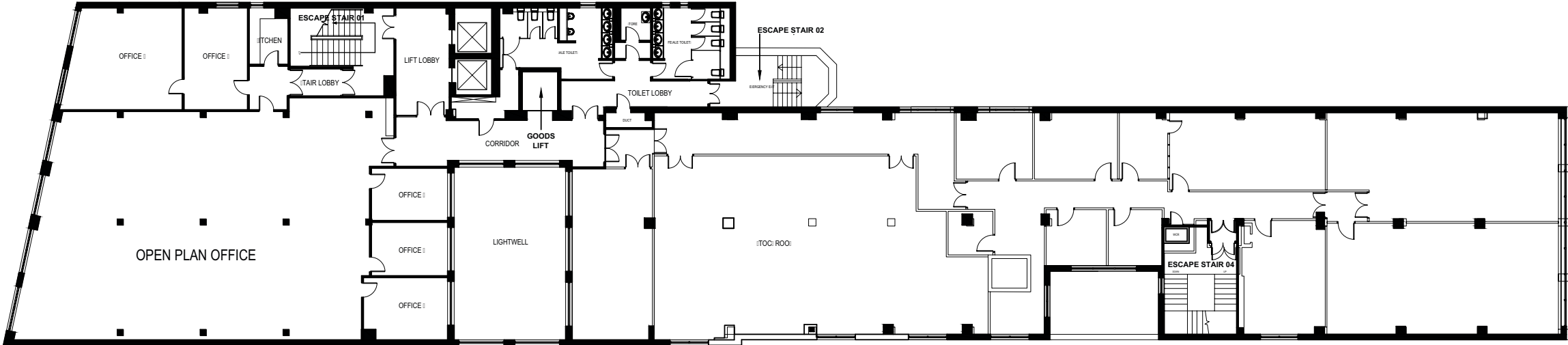
Accommodation

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	TO LET
Third	10,166 sq ft	TO LET
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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