



A PERFECT COMBINATION OF GEORGIAN ELEGANCE AND FLEXIBLE MODERN OFFICE SPACE

Joy Street, situated on the site of Joy's Paper Mill, was fully developed by the mid 19th Century where dwellers included many merchants and prominent figures within the City's printing industry.

Hamilton House is situated in the Linen Conservation Area, sharing a city block with two significant listed buildings. The design, crafted from red brick and stone, is inspired by the rhythm and elegance of the Georgian terraces which characterise the area.

Some of the finest examples of Georgian houses have been restored, providing an insight to the grandeur of the location.

This area to the South of the City Hall, regarded as the prime business district, includes occupiers such as NIHE, BT, Bank of Ireland and Belfast City Council.

Hamilton House occupies a highly prominent and convenient location in close proximity to the Law Courts, the traditional prime retail areas of Donegall Place and Victoria Square.



This unique four storey building has been designed to meet the needs of modern office occupiers with a specific emphasis on energy performance.

The development fully complements the Georgian streetscape with its attention to the external elements of the building.

EXTERNAL

- Feature barrel roof in copper finish
- Red brick external walls with stone detailing
- Hand carved sculptural detailing around main entrance
- High specification argon filled double glazing in powder coated aluminium frames
- Class leading energy performance

INTERNAL

- Low carbon displacement AC system
- Gas fired heating with perimeter radiators
- Raised access floors with carpet finish
- Lift to all floors
- Plastered finish to walls
- Shower facility on each floor
- Secure bicycle store
- High efficiency direct/indirect lighting
- Natural stone tiling to ground floor lobby with dark wood panelling
- CCTV access control to each floor

ACCOMMODATION

Ground Floor	208.64 sq m	2245 sq ft
First Floor	326.21 sq m	3510 sq ft
Second Floor	326.21 sq m	3510 sq ft
Third Floor	327.60 sq m	3525 sq ft

LEASE

The premises are offered on an institutional, full repairing and insuring lease subject to 5 yearly upward only reviews.

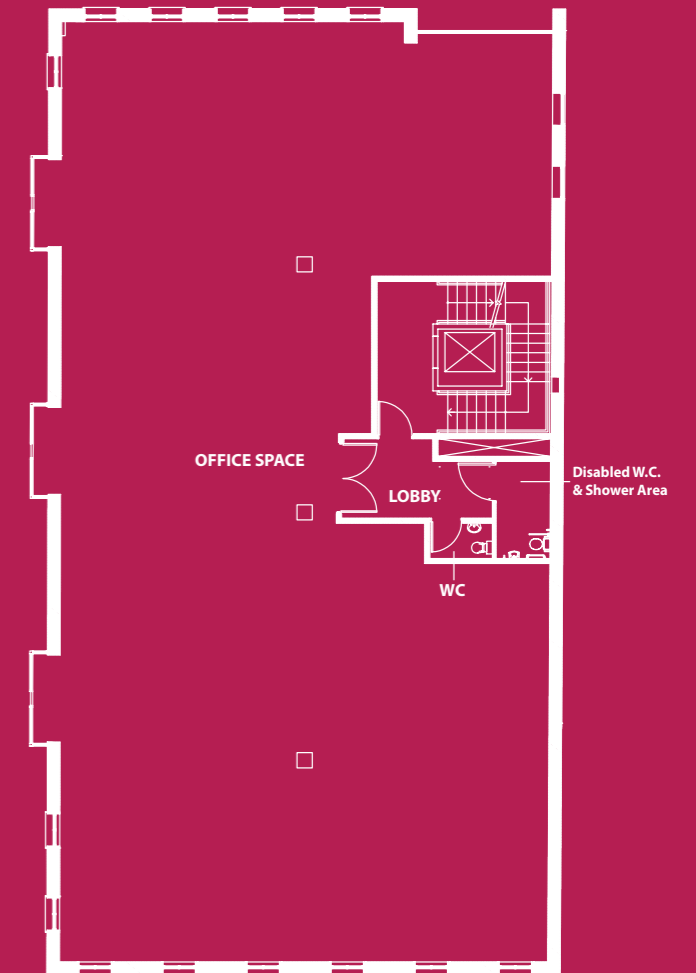
LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

VAT

All prices, outgoings and rentals are subject to VAT.

The building will have a low carbon central air conditioning system which will provide conditioned air to all lettable areas. Air will be delivered via the underfloor voids through floor grilles, which can be moved around to suit the tenant's partitioning or desk layout. The system can operate with the windows open or closed. Natural ventilation will also be available for cellular offices on external walls if required. Running costs with this system can be up to 66% cheaper than a conventional VRF system.



Typical Floor Plan