

TO LET

Riverside Tower, 5 Lanyon Place, Laganside, Belfast



**12,413 sq ft – 25,147 sq ft
(1,153 sq m – 2,336 sq m)**

Prestigious waterfront city centre location

Property Highlights

- Secure and well known landmark building
- Substantial floor plate size
- Car parking available

For more information, please contact:

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Location

Riverside Tower is situated adjacent to the celebrated Belfast Waterfront Hall and the Hilton Hotel, forming part of the successful Lanyon Place/Mays Meadow development. This unique location has also attracted other major corporate occupiers including PricewaterhouseCooper, Santander, Northbrook Technology and GEM. Riverside Tower enjoys an excellent location with easy access to all public transport. Central Rail Station, the main terminal for the Belfast to Dublin Enterprise is situated directly opposite the building, providing a fast link to Dublin with a journey time of approximately 2 hours. In addition, the George Best Belfast City Airport is just 10 minutes drive while the International Airport is approximately 25 minutes drive.

Description

Riverside Tower, the HQ Office for BTNI was purpose built and completed in 1999. This 12 storey, Grade A building totals approximately 160,000 sq ft together with a self contained multi-storey car park offering approx 130 spaces. The building is finished to a high standard throughout and includes the following features:-

- Prestigious double height reception
- On-site restaurant/café facility
- Use of customer event area for seminars/launch events etc (payable separately)
- 5 high speed passenger lifts to all floors
- Full air conditioning
- Raised access computer flooring
- Suspended ceilings
- Category II lighting
- Kitchen/tea point per floor
- Panoramic views across Belfast City Centre

Accommodation

The available accommodation is detailed below:

Description	Sq Ft	Sq M
1 st floor	12,413	1,153
6 th floor	12,734	1,183

Car parking available in adjoining dedicated car park at £1,500 per space per annum on separate licence agreement.

Lease Details

Rent	Upon application
Term	Negotiable, subject to upward only rent reviews.
Repairs	The tenant will be responsible for internal repairs, a fair proportion of the insurance premium and service charge to cover the costs of running the building. Current annual estimate available upon request,

VAT

Prices, rentals and outgoings do not include VAT which may be chargeable at the appropriate rate.

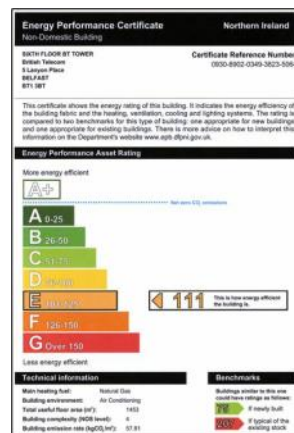
NAV

The property will require to be separately assessed as per the proposed lettable parts.

The commercial rate in the £ for Belfast is £0.602803.

EPC Rating

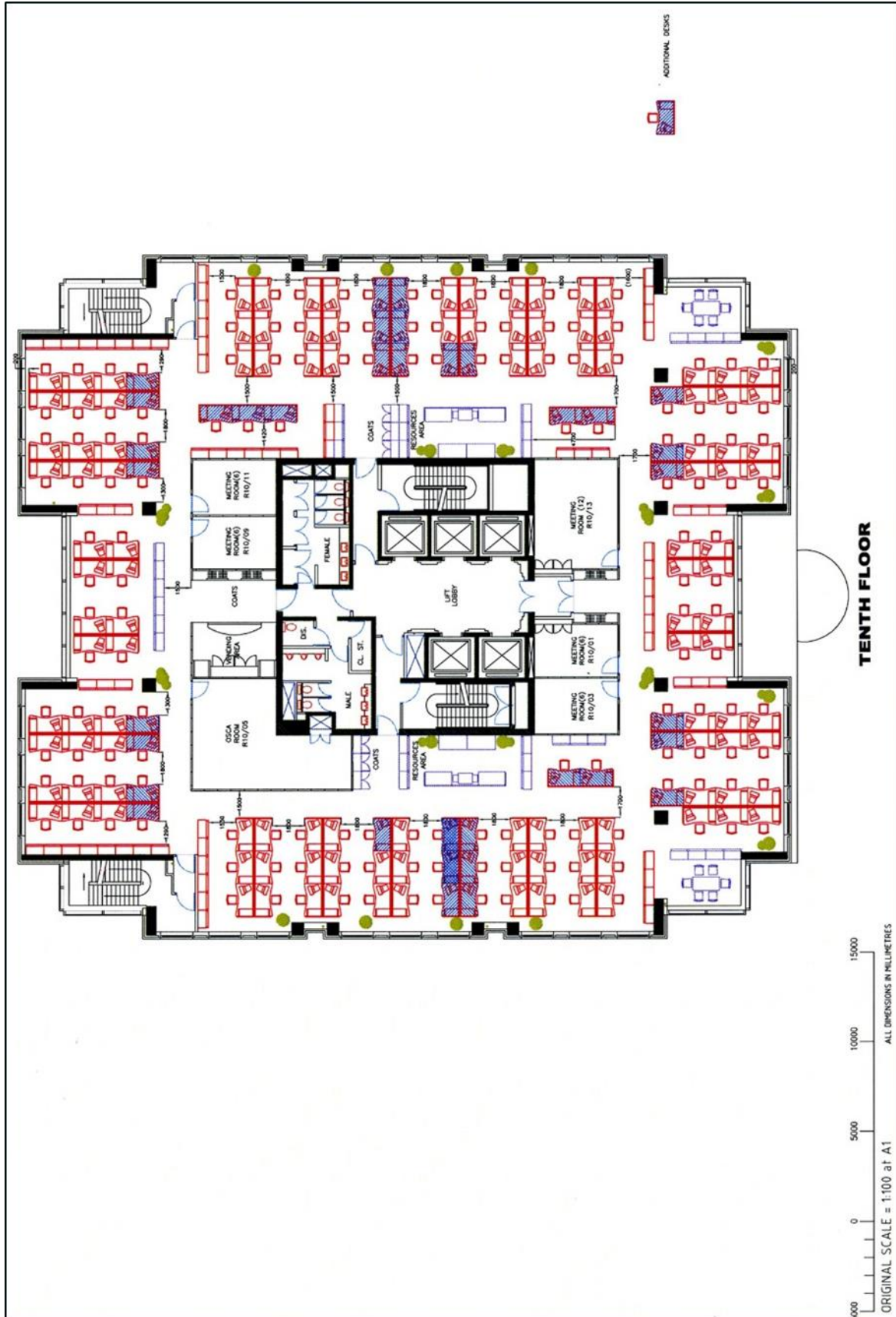
1 st Floor:	F134
6 th Floor:	E111



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EXAMPLE FLOOR LAYOUT PLAN



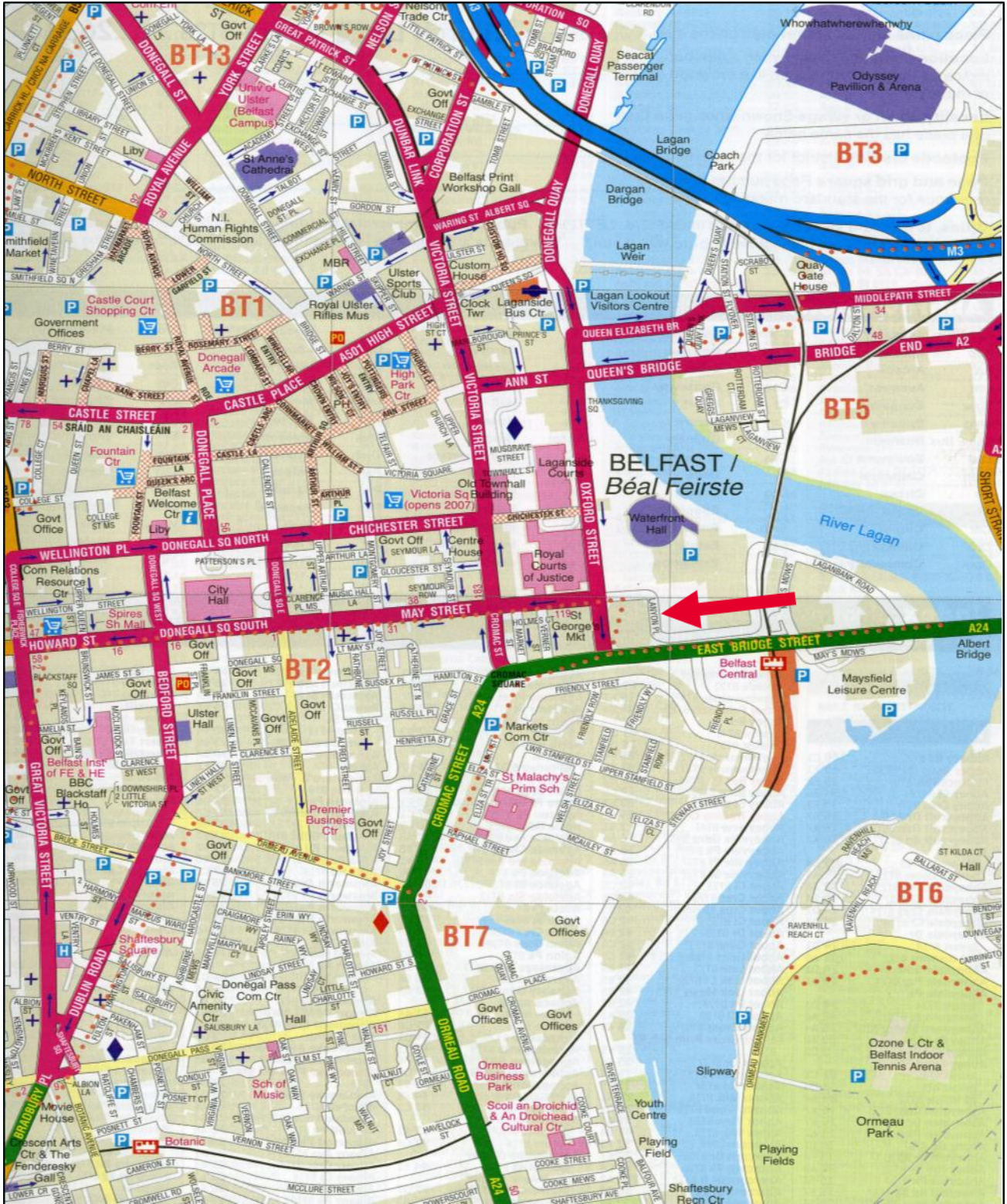


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WAKEFIELD**

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