



**Instinctive
Excellence
in Property.**

To Let

**Commercial Premises Suitable For Office
Or Restaurant / Leisure Use**

c. 3,713 sq ft (345 sq m) (Sub division considered)

Unit 1B Lanyon Quay
Belfast
BT1 3LG

COMMERCIAL



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EPC

Energy Performance Certificate Northern Ireland
Non-Domestic Building

Unit B
1 Lanyon Quay
BELFAST
BT1 3LG

Certificate Reference Number:
9546-3091-0270-0900-7605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	385
Building complexity (INOS level):	3
Building emission rate (kgCO ₂ /m ²):	77.05

Benchmarks

Buildings similar to this one could have rating as follows:

- 20 If newly built
- 54 If typical of the existing stock

Location

Lanyon Quay consists of an excellent office and leisure development overlooking the River Lagan. The development is opposite the Waterfront Hall and close to The Soloist and Laganside Courts.

Office occupiers within the scheme and in the immediate vicinity include RSM, KPMG, Aviva Insurance and Pinsent Mason. Whilst restaurant operators include Tedfords Kitchen, OX Restaurant, Café Nero and St Georges Market.

Description

The property consists of a former restaurant unit which could easily be refurbished to create excellent office or leisure accommodation overlooking the River Lagan. The unit benefits from a floor to ceiling glass frontage and floor to ceiling potential of 4.4 m.

Internally the property is generally open plan and is fitted to include painted and plastered walls recessed ceilings with incorporated spotlights. The unit requires refurbishment prior to any occupation.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate: -

Ground Floor : 3,713 sq ft 345 sq m

Ground Floor Concept Layout Plan



FOR INDICATIVE PURPOSES ONLY

Lease Details

Rent : Offers invited.
Term : Negotiable
Service Charge : Annual budget £5,000 approximately.

The client would consider sub-division of the unit.

Rates

We have been advised by the Land and Property Services website of the following:-

Net Annual Value - £43,400

Rate in the £ for 2018/2019 - £0.602803

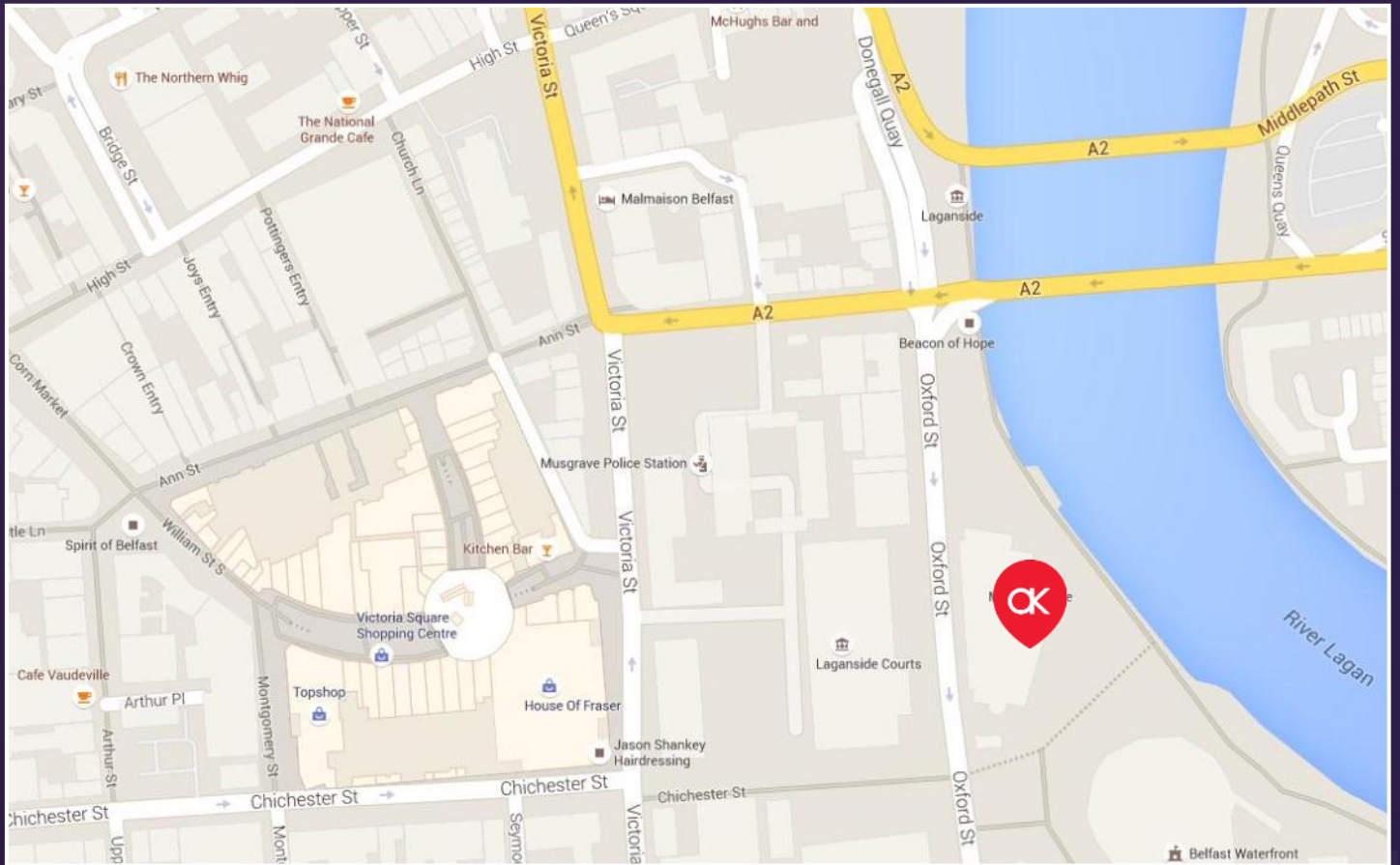
VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Aerial Plan



Location Map



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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