



Indicative Boundary

**TO LET**

**Lanyon View, East Bridge Street, Belfast BT1 3PH**

Self-Contained modern office building over 5 floors with suites from 2,662 sq ft – 18,262 sq ft



## Features

- Modern office building with excellent profile.
- Suites available from 2,662 sq ft – 18,262 sq ft on 5 floors.
- 17 Car parking spaces.
- Situated adjacent to Belfast Lanyon Place Station and the Belfast Glider (services every 10 minutes).
- Roof Terrace with panoramic views of the River Lagan.
- 1 x Passenger Lift.

## Location

Belfast has developed into a vibrant city due to many regeneration programmes undertaken in recent years including the Cathedral Quarter, St Anne's Square and the Titanic Quarter. Belfast is also home to two world class universities, Queens University and the University of Ulster which release over 3,000 graduates into the workforce every year.

Destination	Distance (Miles)
George Best City Airport	2.7
Belfast International Airport	18.5
Belfast Lanyon Place Station	0.05
Derry/Londonderry	70
Dublin	105



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## Situation

The property is situated on the main arterial route leading east from the city centre. It is located in Mays Meadow between East Bridge Street and the River Lagan and adjacent to Belfast Lanyon Place Station.

The property is easily accessible to and from the City Centre, with major transport links to include the Belfast Glider and Lanyon Place train station, available in close proximity.

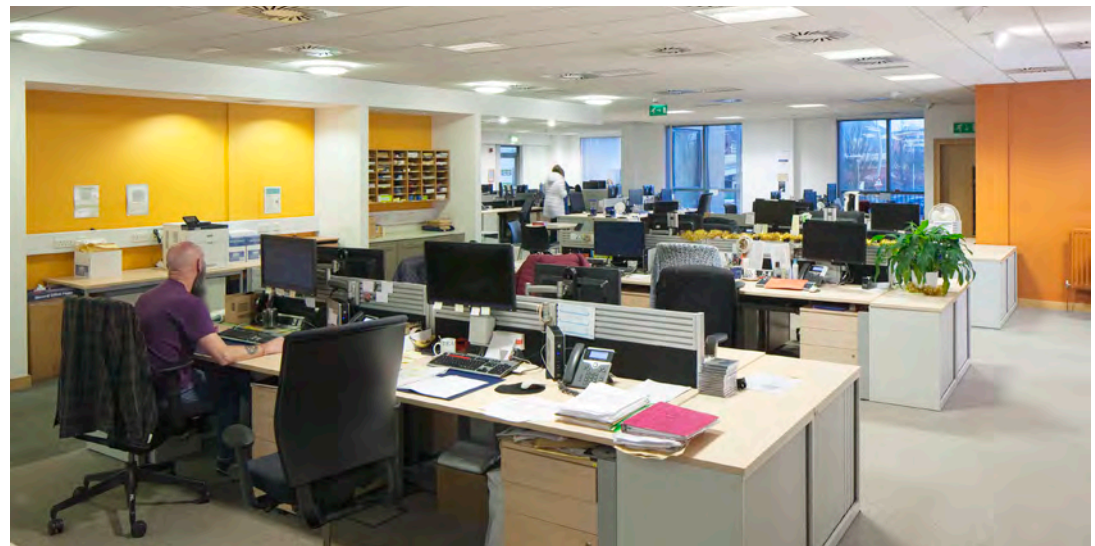
Neighbouring occupiers in the area include Santander, PWC, Concentrix, Allstate and St George Wharf Apartment Development.

## Specification

The specification includes:

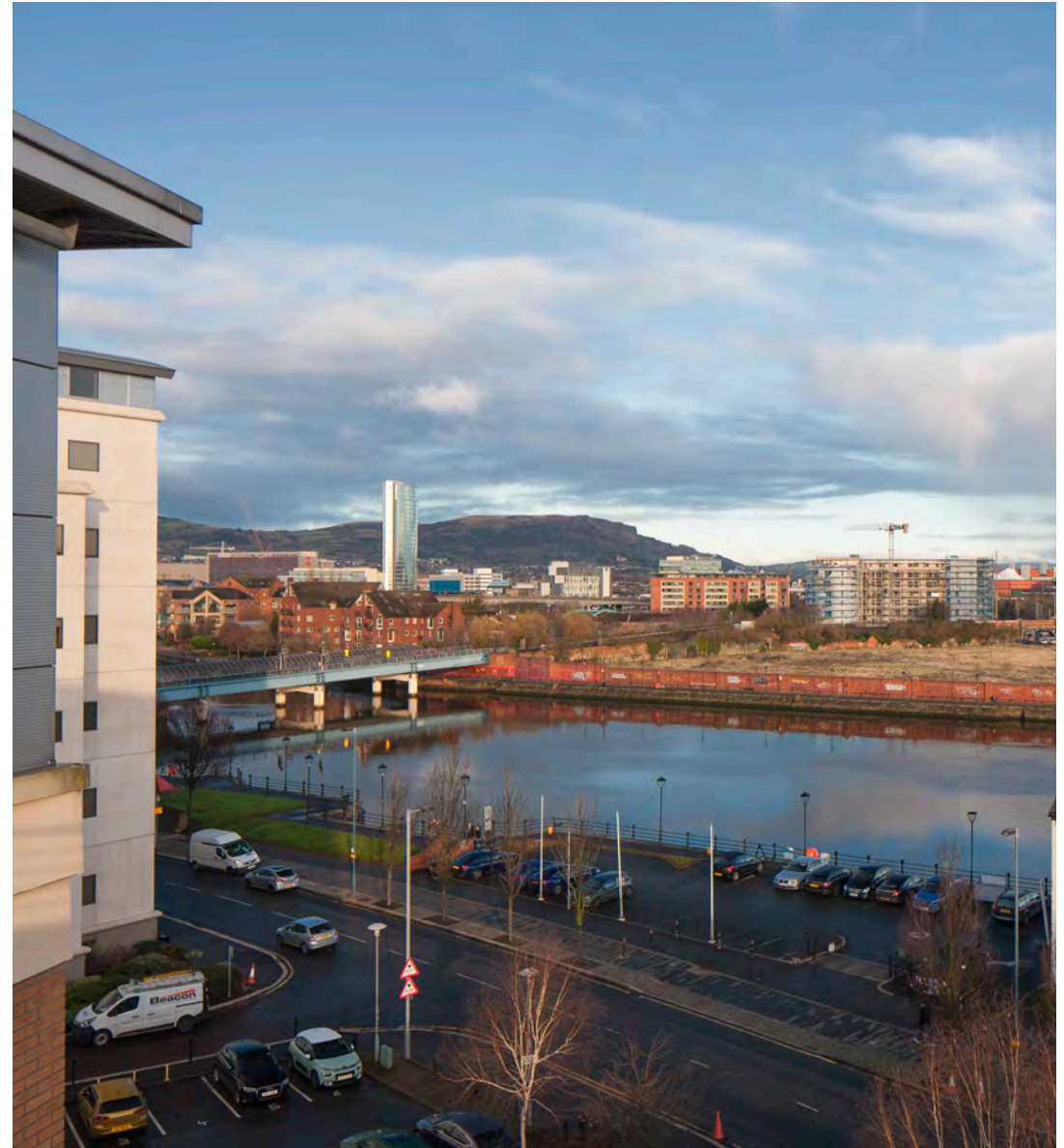
- Raised access carpet floors.
- Plastered and painted walls.
- Suspended Ceilings.
- Recessed spot lighting.
- Air Handling System.
- Roof terrace on the 4th floor (with panoramic views of the River Lagan).
- Shower Room
- Bicycle Storage

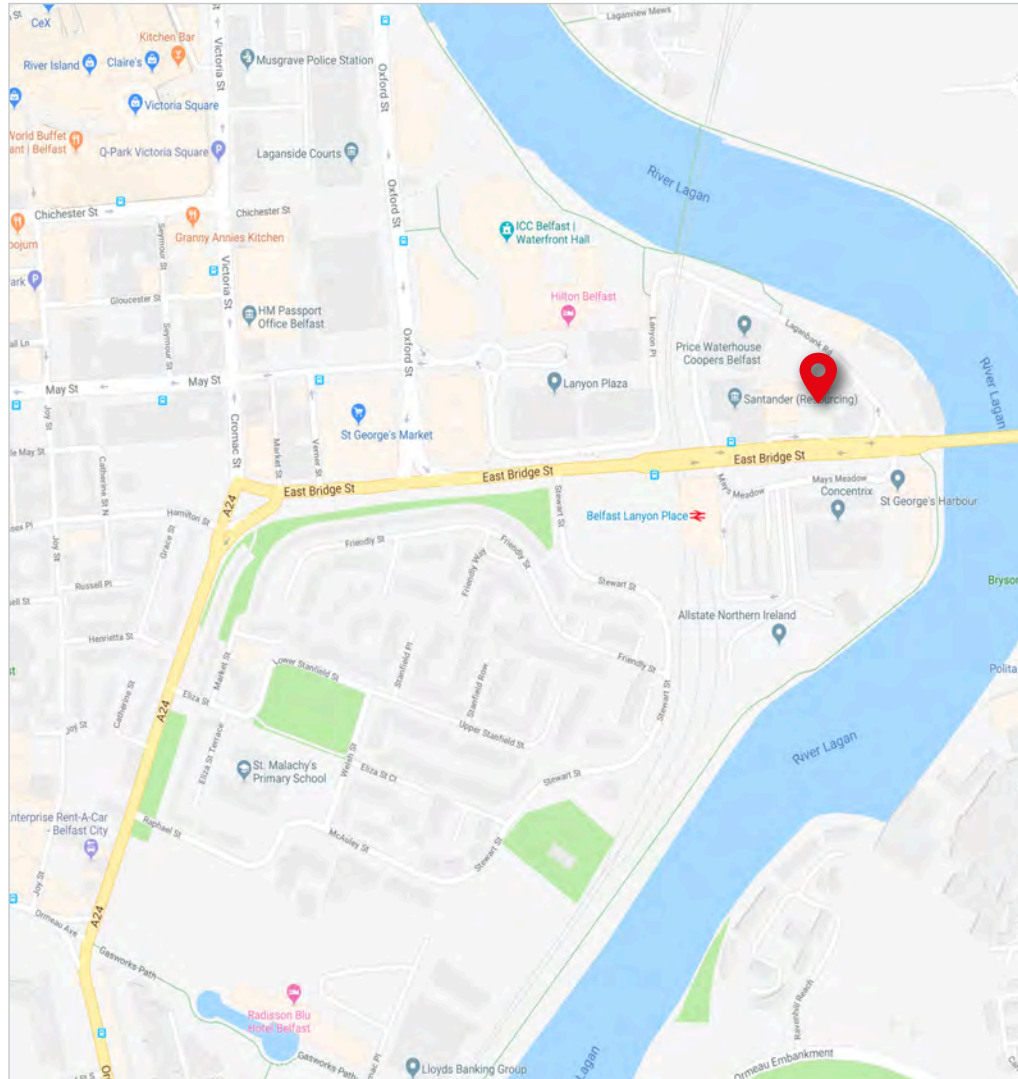
Externally the property provides private parking provisions for 17 no cars. The car park is individually laid out and finished with brick paving.



## Accommodation

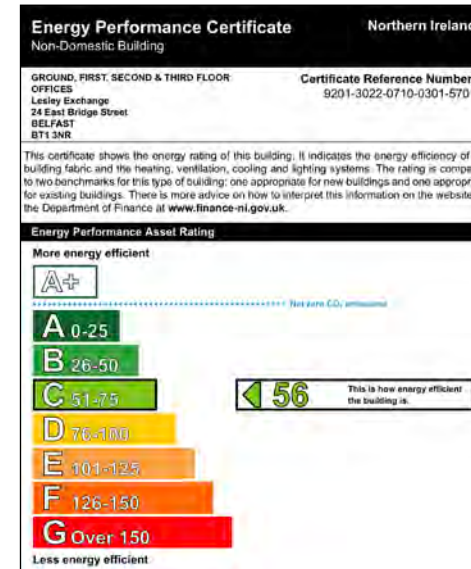
Destination	DNIA Sq Ft
Ground Floor	3,900
First Floor	3,900
Second Floor	3,900
Third Floor	3,900
Fourth Floor	2,662
Total	18,262





### EPC Rating

The property has an energy rating of C59.  
A full certificate can be made available upon request.



### Rent

£18 per square foot.

### Terms

On application

### Rates

Approx £99,643.

### VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

### Contact

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### Joint Agent

David Wright

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### Service Charge

£4.45 per sq ft

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Lisney

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