



Osborne King

UNIT A & B1, FIRST FLOOR, 1 LANYON QUAY, BELFAST, BT1 3LG

OPPORTUNITY TO SPLIT

PROPERTY

LOCATION

DESCRIPTION

GALLERY

LEASE DETAILS

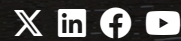
CONTACT

PRIME OFFICE ACCOMMODATION
c. 10,090 SQ FT (397.39 SQ M)

TO LET



www.osborneking.com



028 9027 0000

NEXT

TO LET

PRIME OFFICE ACCOMMODATION
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Location

Lanyon Quay is situated in the heart of Belfast's vibrant waterfront district, offering a prime location. Nestled between the iconic Waterfront Hall and the modern Soloist building, Lanyon Quay enjoys a strategic position that combines scenic views with easy accessibility.

The area is well-connected by public transport, with nearby bus and train stations providing convenient links across the city and beyond. The surrounding neighbourhood features a mix of commercial, retail, and leisure amenities, including cafes, restaurants, and shops. Additionally, the property's proximity to major roadways ensures quick access to Belfast City Airport and other key destinations.

Lanyon Quay's dynamic environment and excellent connectivity make it a sought-after location for businesses looking to thrive in Belfast's bustling urban landscape.



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Description

The property includes two self-contained office suites (A & B1), covering approximately 10,090 sq ft. These suites are part of the three-story, 80,000 sq ft mixed-use building located at 1 Lanyon Quay. The premises provides the opportunity to split into 2 suites at c. 6,000 sq ft and c. 4,000 sq ft.

The office suites feature a high standard of finish, featuring raised floors and suspended ceilings with inset lighting. The layout includes multiple separate offices and meeting rooms, a kitchen/canteen area, and WC facilities. Access is from a terrace that overlooks the landscaped area between Waterfront Hall, Lanyon Quay, and the Soloist.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Description	Sq Ft	Sq M
First Floor	10,090	937.39

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Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£142,500
Rate in £ for 2023/24 is:	£0.599362
Estimated rates payable:	£85,409

Lease Details

Term:	10 years
Rent Review:	At the anniversary of the 5th year
Rental:	£17 per sq ft exc
Service Charge:	c. £8,000 per quarter

VAT

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

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.

