



TO LET



LANYON VIEW

East Bridge Street, Belfast BT1 3PH

Recently Refurbished Grade A Office Accommodation with suites from 3,432 Sq.ft. – 11,232 Sq.ft.

FEATURES

- Recently refurbished Grade A office building with excellent profile.
- Suites available from 3,432 sq ft – 11,232 sq ft over 3 floors.
- Exceptional views of the River Lagan.
- On site dedicated car parking spaces available.
- Situated adjacent to Belfast Lanyon Place Station and on the Belfast Glider route.



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 Titanic Quarter. Belfast is also home to two world class universities, Queens University and Ulster University which release over 3,000 graduates into the workforce every year.



City Hall - 4 minute walk



Motorway - M1 and M2 motorways are accessed within 2 minutes via Westlink



Bus - Numerous Metro stops within a 1 minute walk



Train - 1 minute walk to Lanyon Place Train Station



Coffee shops and restaurants within a 5 minute walk



Glider - Glider stops within a 1 minute walk serving Titanic Quarter, East and West Belfast



Plane - George Best Belfast City Airport is within a 10 minute drive



Bike - Belfast Bike Dock located within 3 minute walk



Hotel - A number of hotels are located within a 4 minute walk



City centre shopping and amenities - 5 minute walk





LOCATION

- 1 Lanyon View
- 2 BT Tower
- 3 Lanyon Place Train Station
- 4 Belfast High Court
- 5 St George's Market
- 6 Hilton Hotel
- 7 Waterfront Hall
- 8 KPMG / Pinsent Masons
- 9 Victoria Square Shopping Centre
- 10 City Hall
- 11 SSE Arena

LOCATION



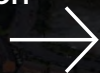
Belfast International Airport
18.5 miles

Derry~Londonderry
70 miles



Dublin
105 miles

Lanyon Place Train Station
0.05 miles



George Best City Airport
2.7 miles



LANYON
VIEW

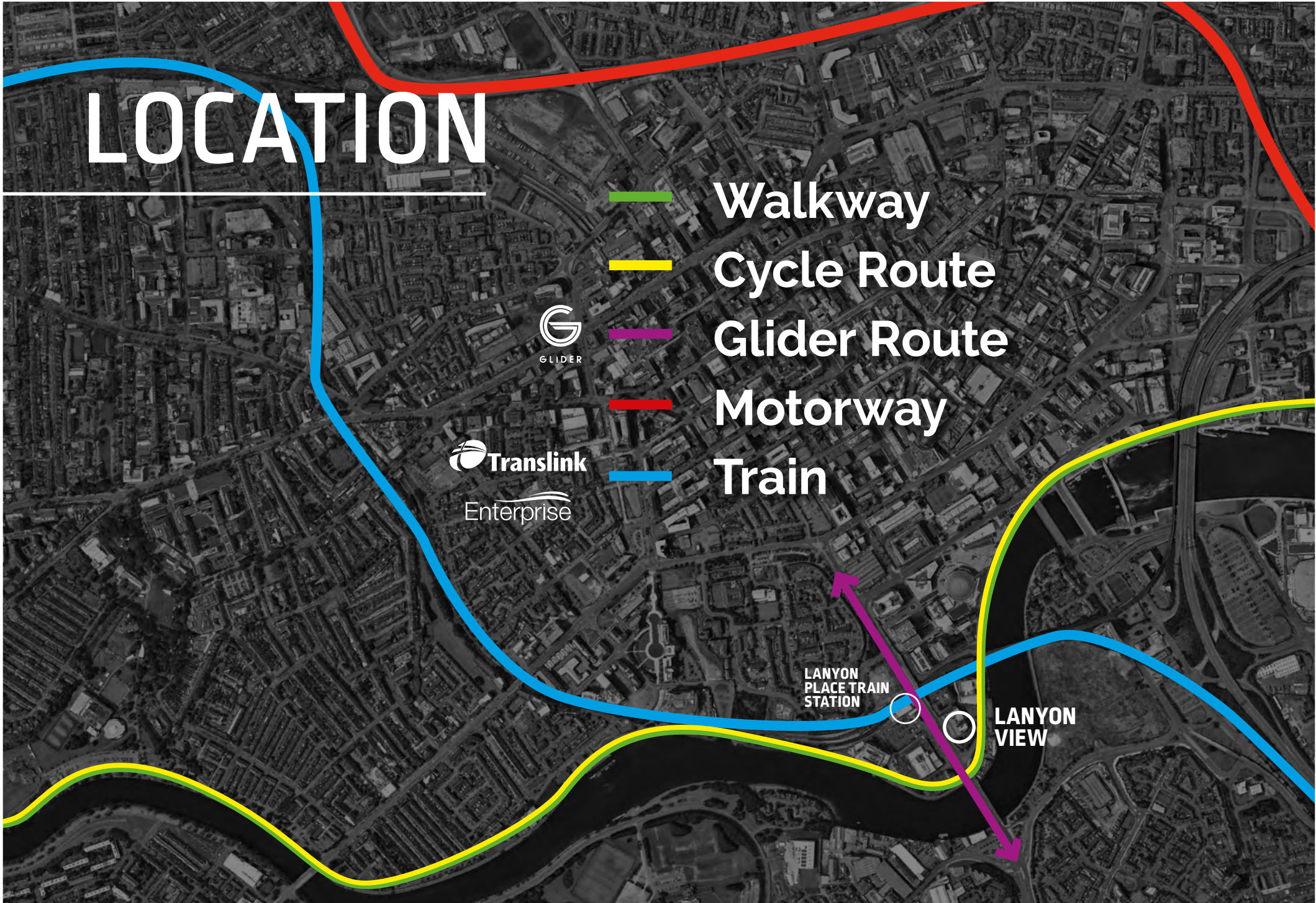
LOCATION

- Walkway
- Cycle Route
- Glider Route
- Motorway
- Train



LANYON PLACE TRAIN STATION

LANYON VIEW



SITUATION



LANYON VIEW

The property is situated on the main arterial route leading east from the City Centre. It is located on 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. There is also access to the Lagan towpath allowing staff to walk or cycle to the building.

Neighbouring occupiers in the area include Santander, PWC, Concentrix, Allstate and Land & Property Services.

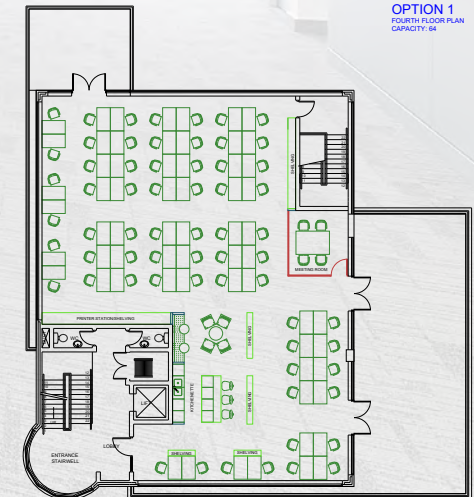
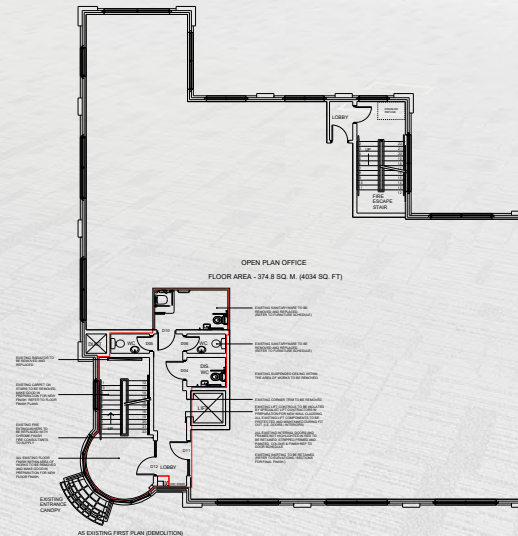
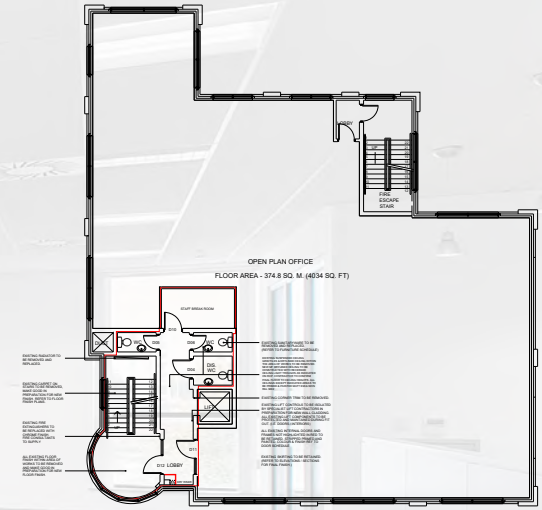
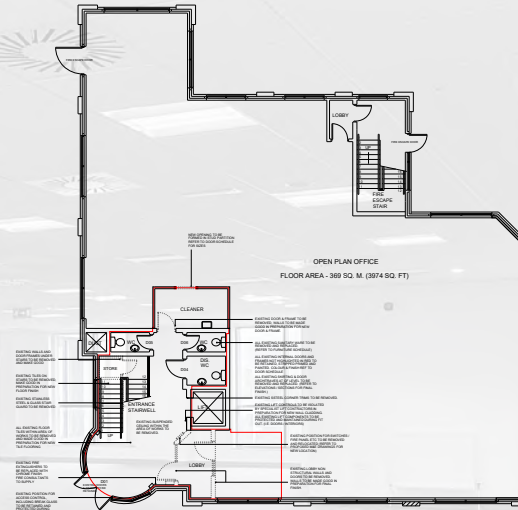
There is also an abundance of amenities within a short walk to include Victoria Square, hotels, coffee shops and restaurants.

ACCOMMODATION

Floor	Sq ft
Ground	3,900
Second	3,900
Third	3,432
Total	11,232

Floorplans

Full floorplans available upon request to include potential layout plans and space planning options.



ACCOMMODATION

Rent

Upon Application

Terms

Negotiable

Repairs and Insurance

Effective FRI lease by way of service charge liability.

Service Charge

Payable in respect of landlord's costs in repairing and maintaining the exterior of the property and all communal areas. For the year 2022/23 this is currently £4.45 per sq ft approximately.



EPC Rating

The property has an energy rating of C56.

Rates

NAV - 2nd & 3rd Floor	£109,000
Rate in the £ 2022/23	£0.551045
Rates payable 2022/23	c. £60,064

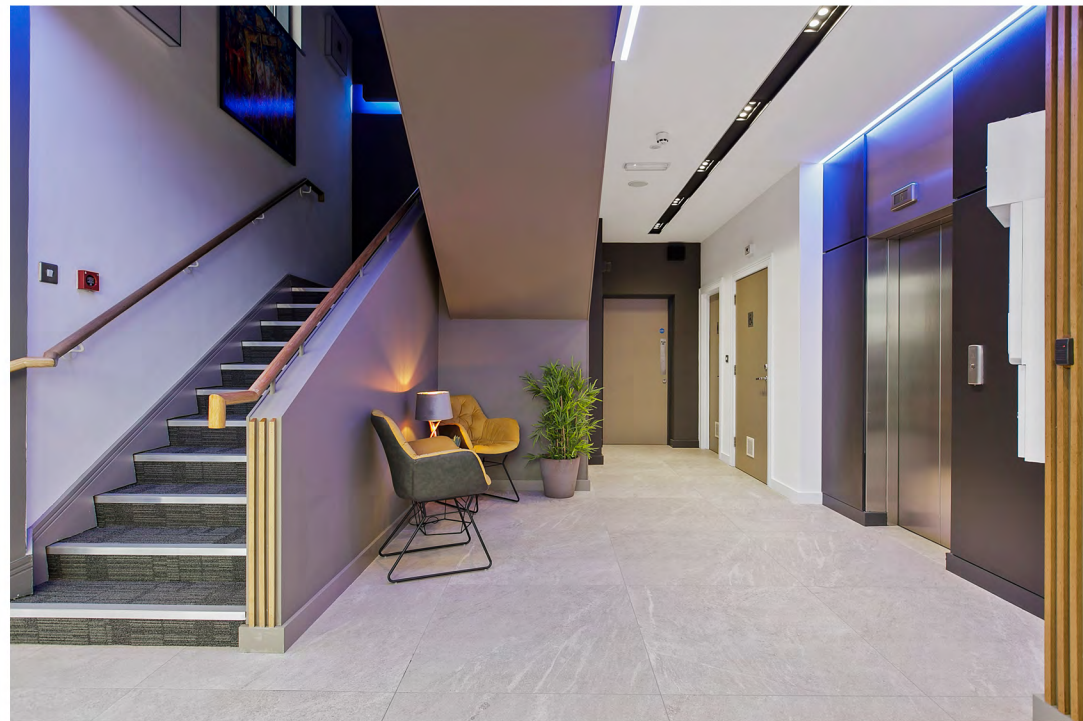
NAV - Ground Floor	£56,800
Rate in the £ 2022/23	£0.551045
Rates payable 2022/23	c. £31,299

VAT

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



GALLERY



VIDEO



[Click here to view property video](#)

CONTACT



Andrew Gawley
Lisney

07917 007 522

agawley@lisney.com

Lynn Taylor
Lisney

07813 020 181

ltaylor@lisney.com

Robert Toland
Cushman & Wakefield

07980 740 270

robert.toland@cushwake-ni.com

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