



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE

McConnell



JLL
Alliance
Partner

TO LET

LANYON VIEW

East Bridge Street, Belfast BT1 3PH

Recently Refurbished Grade A Office Accommodation with suites from 3,432 Sqft to 11,232 Sqft.

LANYON VIEW
TO LET
Recently Refurbished
Grade A
Office Accommodation
with 17 Car Parking Spaces
Floor Plates from
3,432 Sq. Ft. - 11,232 Sq. Ft.

FEATURES

- Recently refurbished Grade A office building with excellent profile.
- Suites available from 3432sqft to 11,232sqft over ground and 2 upper floors.
- Roof Terrace with panoramic views of the River Lagan.
- 17 on site dedicated car parking spaces.
- 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



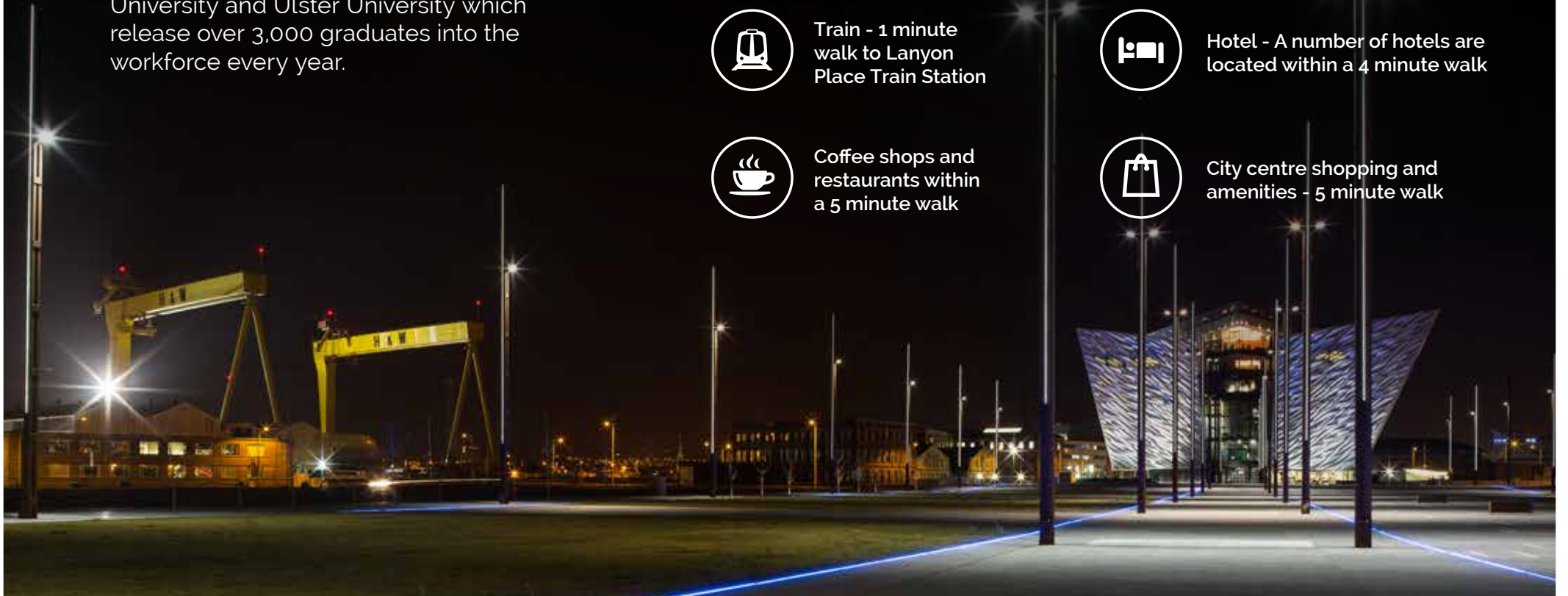
Bike - Belfast Bike Dock located within 3 minute walk

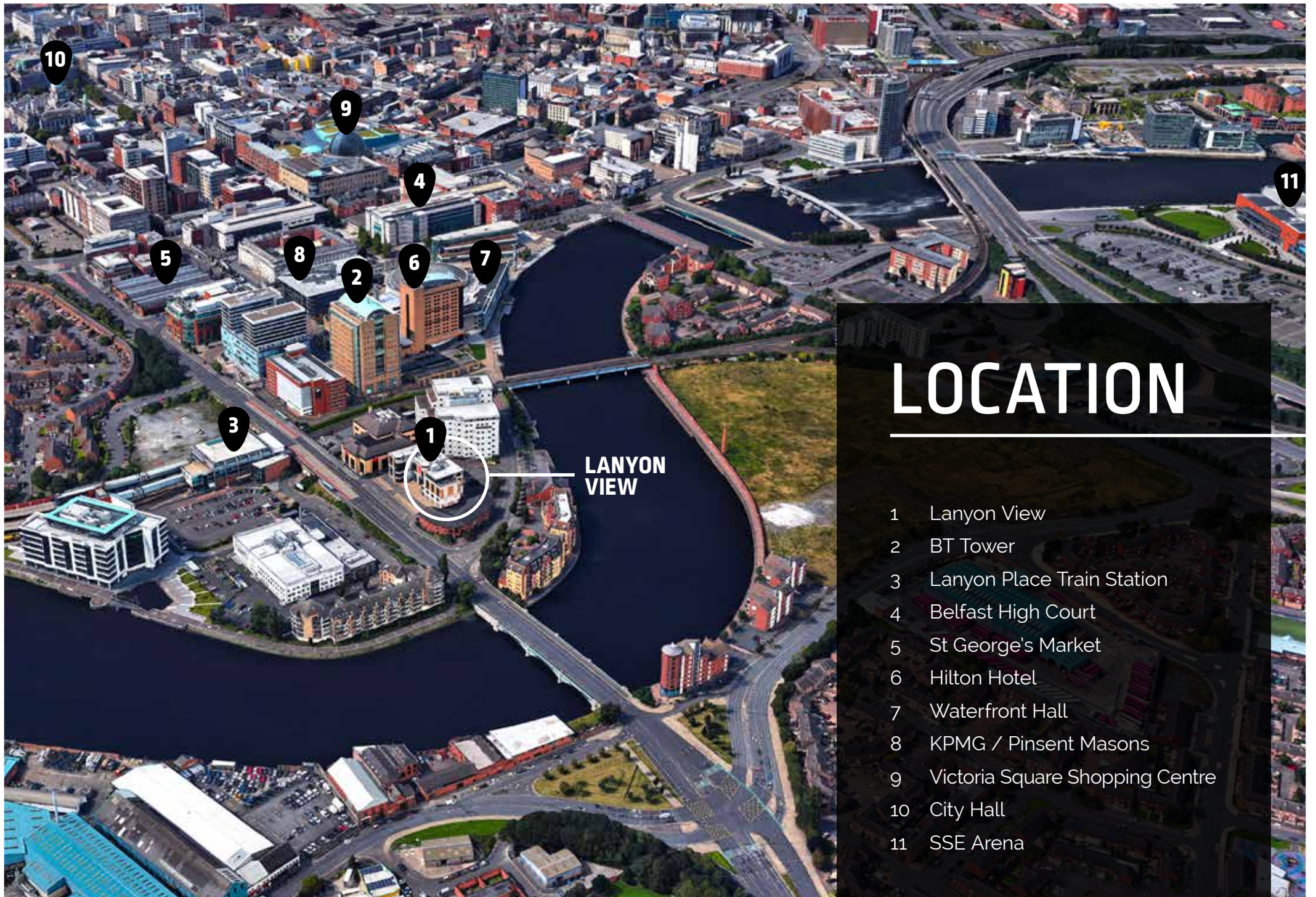


Hotel - A number of hotels are located within a 4 minute walk



City centre shopping and amenities - 5 minute walk





LOCATION

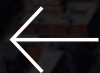
- 1 Lanyon View
- 2 BT Tower
- 3 Lanyon Place Train Station
- 4 Belfast High Court
- 5 St George's Market
- 6 Hilton Hotel
- 7 Waterfront Hall
- 8 KPMG / Pinsent Masons
- 9 Victoria Square Shopping Centre
- 10 City Hall
- 11 SSE Arena

LOCATION



Belfast International Airport
18.5 miles

Derry~Londonderry
70 miles

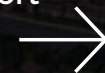


Dublin
105 miles

Lanyon Place Train Station
0.05 miles



George Best City Airport
2.7 miles



LANYON
VIEW

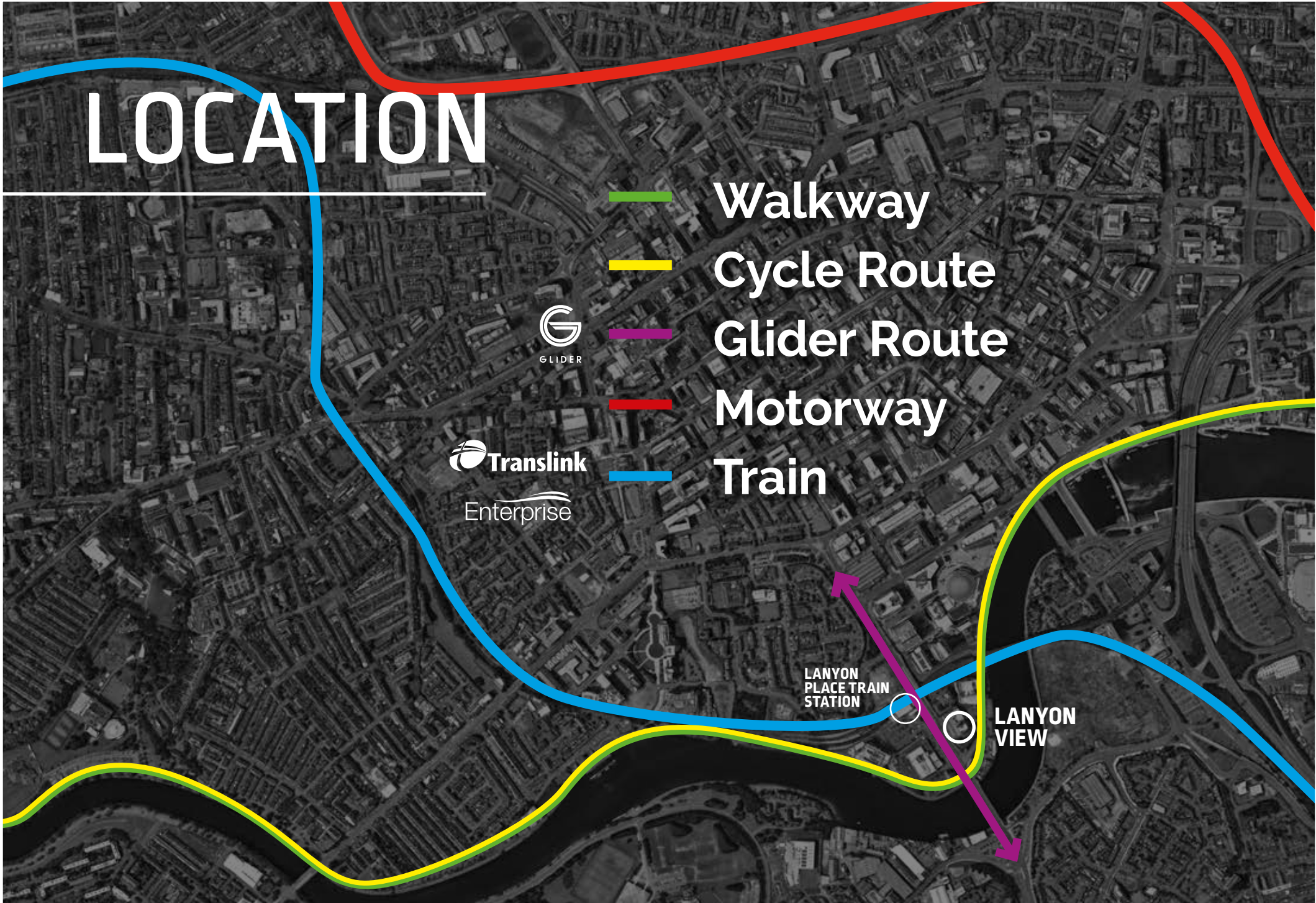
LOCATION

- 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, BT, 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.

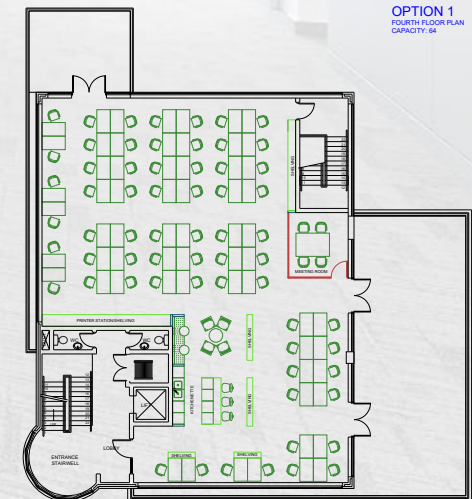
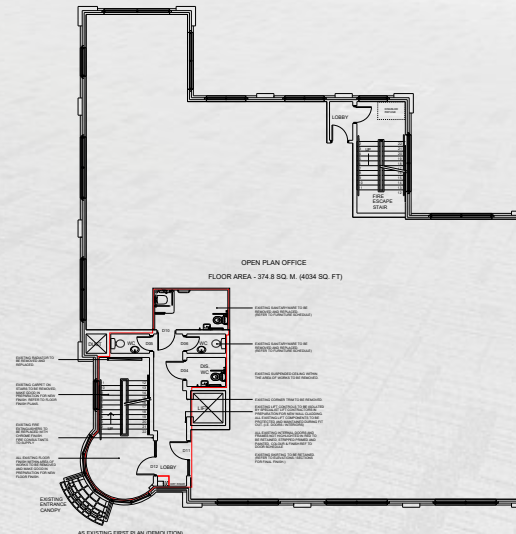
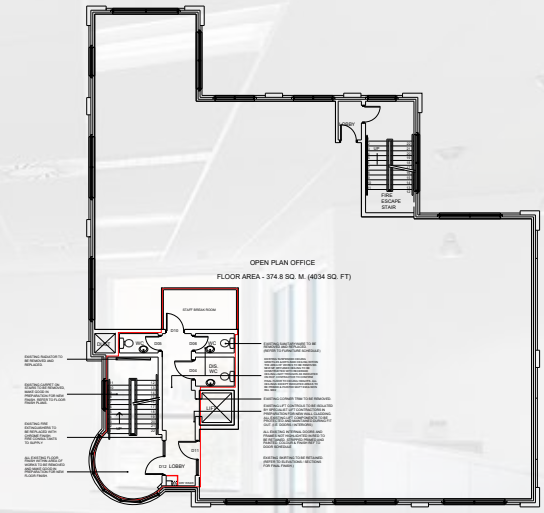
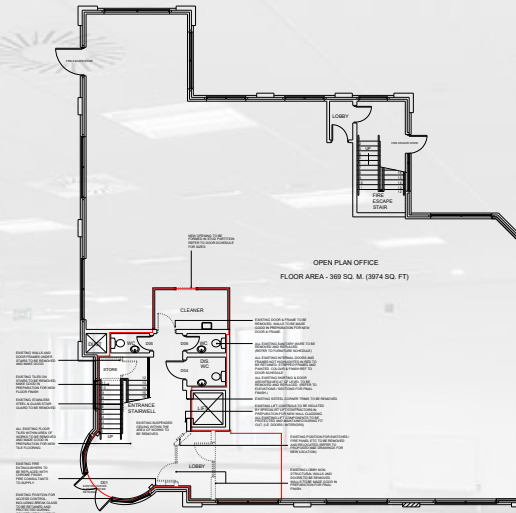


ACCOMMODATION

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

Floorplans

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



OPTION 1
FOURTH FLOOR PLAN
CAPACITY: 64

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 – to be reassessed but estimated to be approx. £6.50/sqft payable.

Rate in the £ 2022/2023 0.551045

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

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