



Allstate

TO LET

GRADE A OFFICE SPACE C. 23,072 SQ FT TO 47,243 SQ FT
FIRST & SECOND FLOORS, 10 MAYS MEADOW, BELFAST, BT1 3PN



PROPERTY SUMMARY

- 10 Mays Meadow is a best in class “Grade A” office building which was completed in 2018
- Outstanding waterfront aspect over the River Lagan
- The second floor comprises 23,072 sq ft and benefits from an exemplary fit out and is fully furnished, providing immediately available space
- The first floor comprises 23,541 sq ft and remains in shell condition however the Landlord will finish to Cat A, subject to the agreement of commercial terms

LOCATION

10 Mays Meadow occupies a prime waterfront location directly overlooking the River Lagan. It is situated adjacent to Lanyon Rail Station and opposite Lanyon Place, home to the Hilton Hotel, Belfast Waterfront Hall and in immediate proximity to the Law Courts Complex, St George’s Market and Victoria Square Shopping Centre.

The location is home to a range of global companies including Allstate, Concentrix, BT and Santander.

DESCRIPTION

The subject is the Northern Ireland headquarter building of Allstate, constructed in 2018 . The building provides best in class Grade A office accommodation across ground and 6 upper floors.

The building is accessed via a spacious ground floor lobby which benefits from a coffee shop and security speed gates.

The first floor is currently finished to a shell specification and the Landlord is willing to install an open plan Cat A finish, subject to the agreement of commercial terms with an ongoing tenant.

The second floor is fully finished and benefits from an outstanding Cat B fit out providing open plan, private meeting rooms, kitchen and break out areas as detailed on the attached plan and photographs.



10 MAYS MEADOW, BELFAST

BUILDING SPECIFICATION

- Feature entrance lobby including security speed gates and coffee shop
- 6 high speed 20 person lifts
- Potential access to onsite catering amenities
- Bicycle parking



GROUND FLOOR RECEPTION

1ST FLOOR SPECIFICATION

- The first floor is in a shell specification

2ND FLOOR SPECIFICATION

- Raised access computer access flooring
- Full heating and cooling air conditioning
- Floor to ceiling glazing
- Outstanding level of fit out providing open plan private offices, huddle rooms, kitchen and break out areas



GROUND FLOOR COFFEE SHOP

ACCOMMODATION

First Floor - 23,541 sq ft

Second Floor - 23,702 sq ft (fit out plan attached)

LEASE DETAILS

Rent: £24.00 per sq ft

Term: A new 10 year lease on FRI terms

Service Charge: Estimated to be c. £4.50 per sq ft

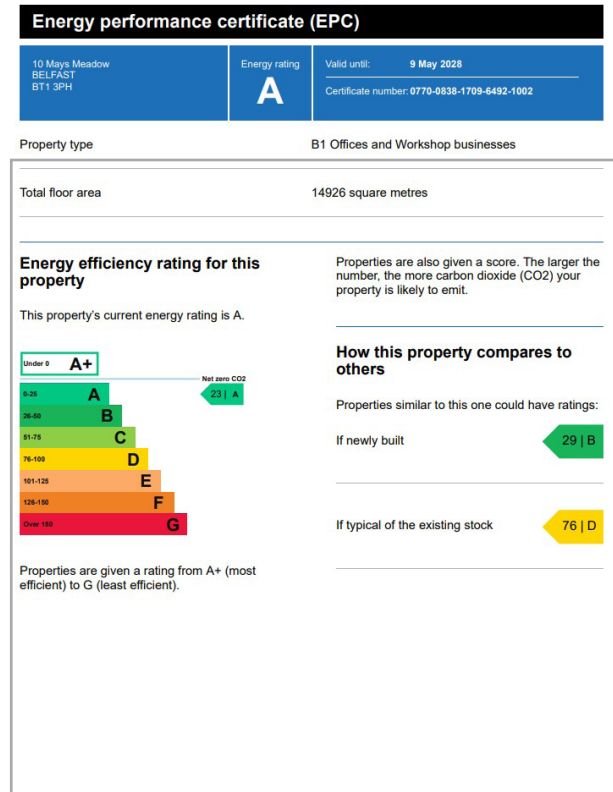
Rent Review: 5 yearly upwards only

Rates: The tenant will be responsible for the annual rates liability



BREAK OUT SPACE SECOND FLOOR

EPC



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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Email: ian.duddy@colliers.com

Sole Agent

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SECOND FLOOR OPEN PLAN SPACE



SECOND FLOOR MEETING BOOTH



SECOND FLOOR OPEN PLAN & HUDDLE/CONFERENCE ROOM



SECOND FLOOR OPEN PLAN & COLLABORATIVE SPACE



SECOND FLOOR BREAK OUT SPACE



SECOND FLOOR KITCHEN



SECOND FLOOR KITCHEN/BREAK OUT SPACE



SECOND FLOOR PRIVATE MEETING ROOM



SECOND FLOOR OPEN PLAN SPACE



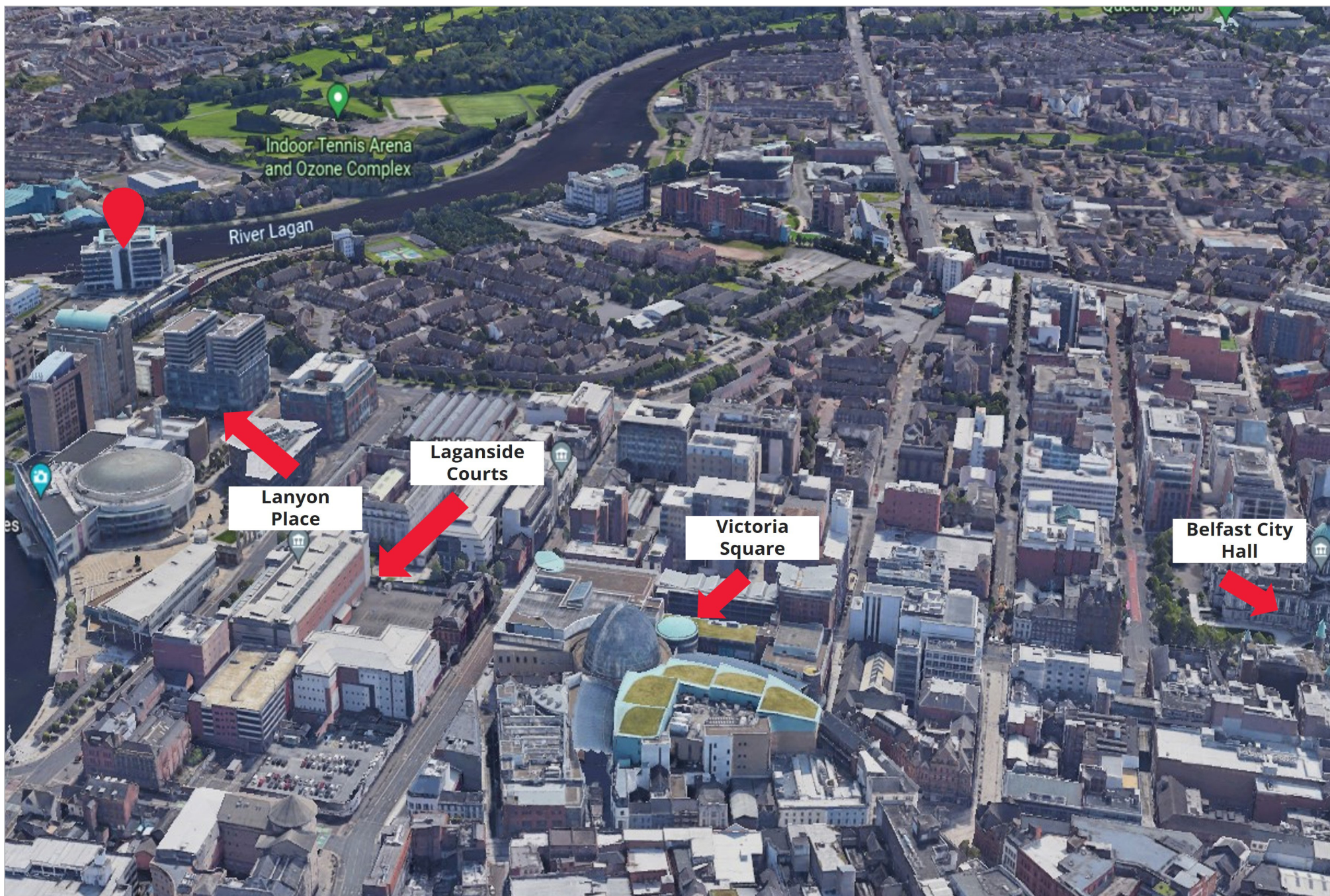
SECOND FLOOR OPEN PLAN SPACE



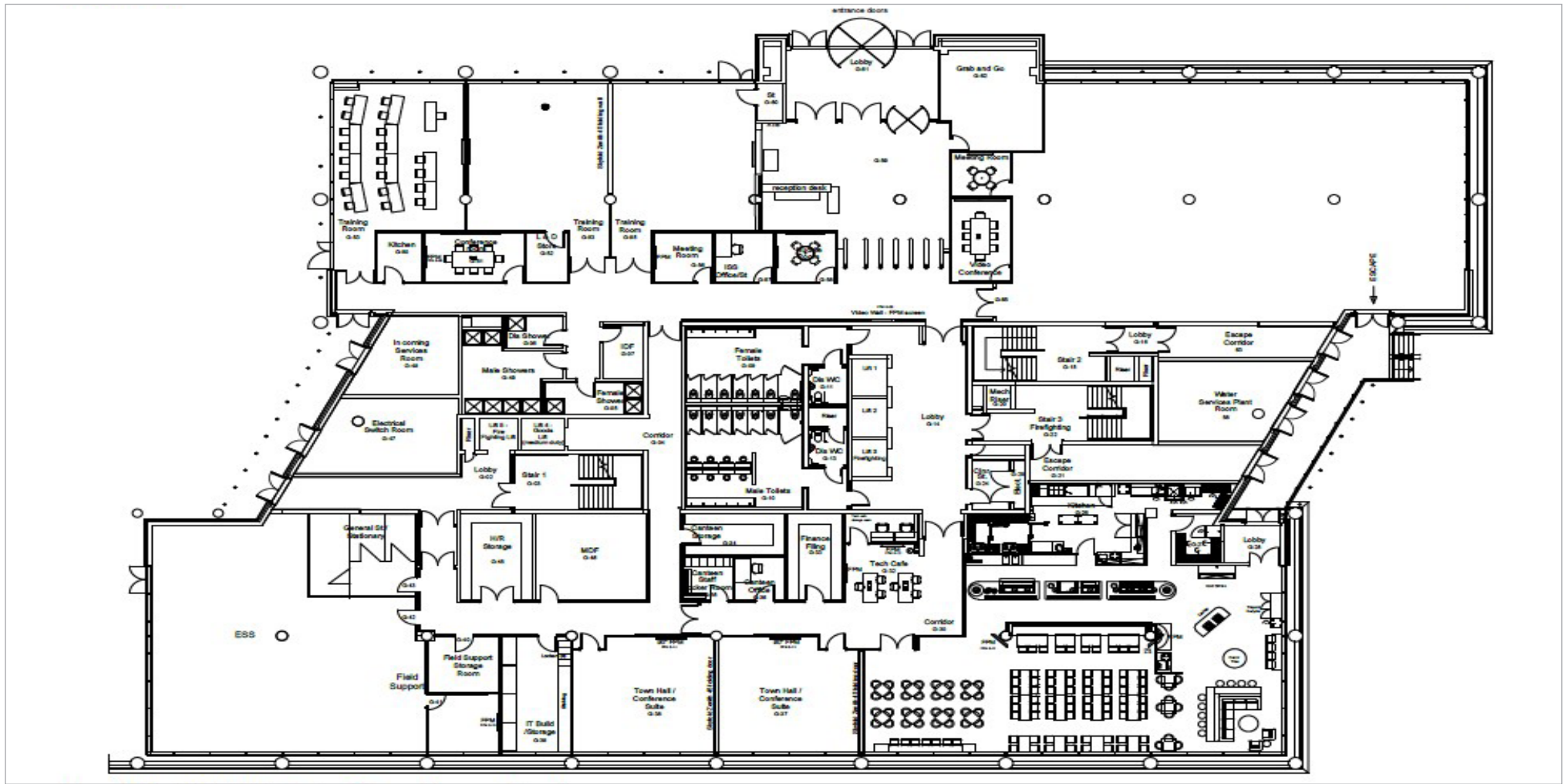
LANYON PLACE RAIL STATION



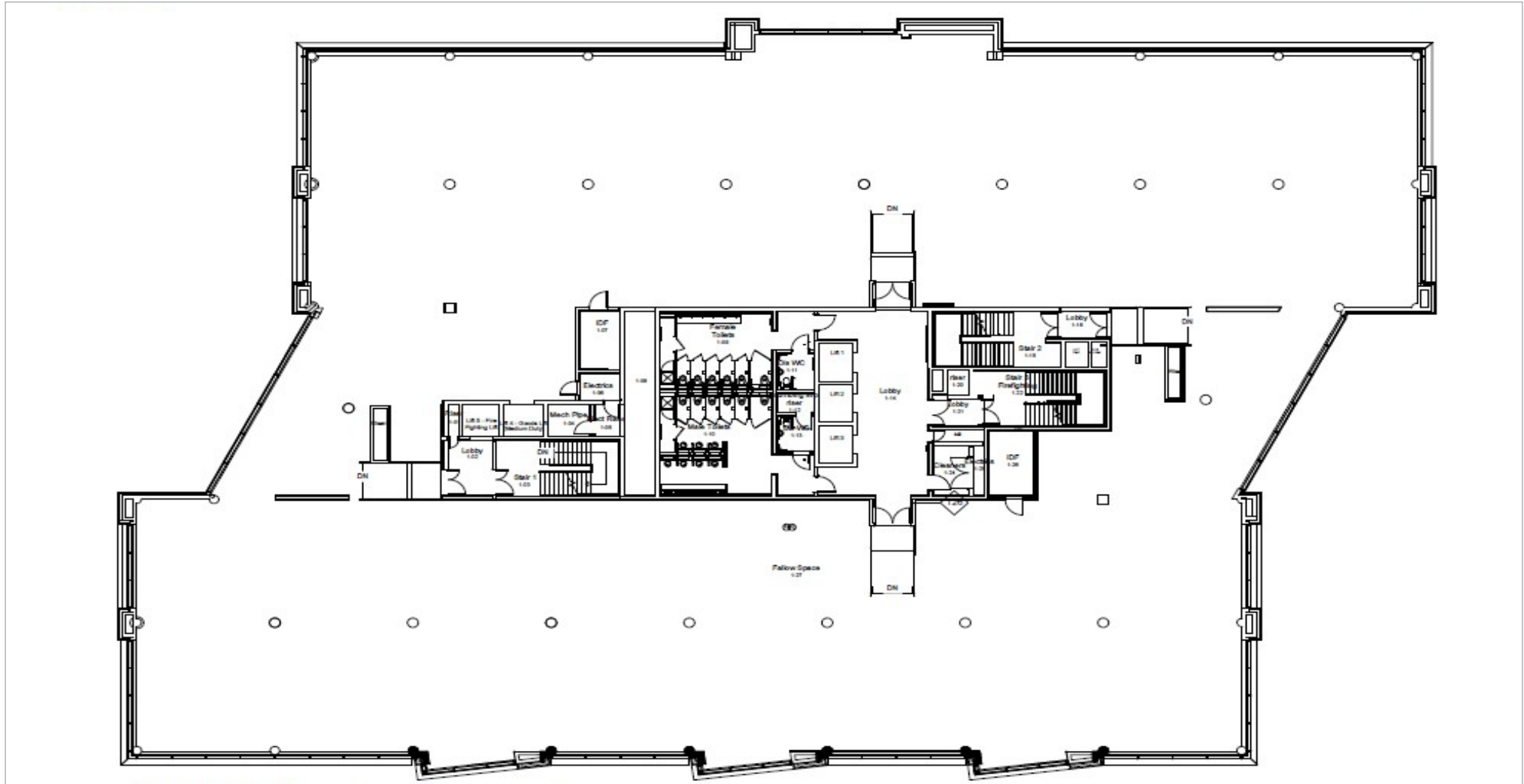
BELFAST BIKE STOP



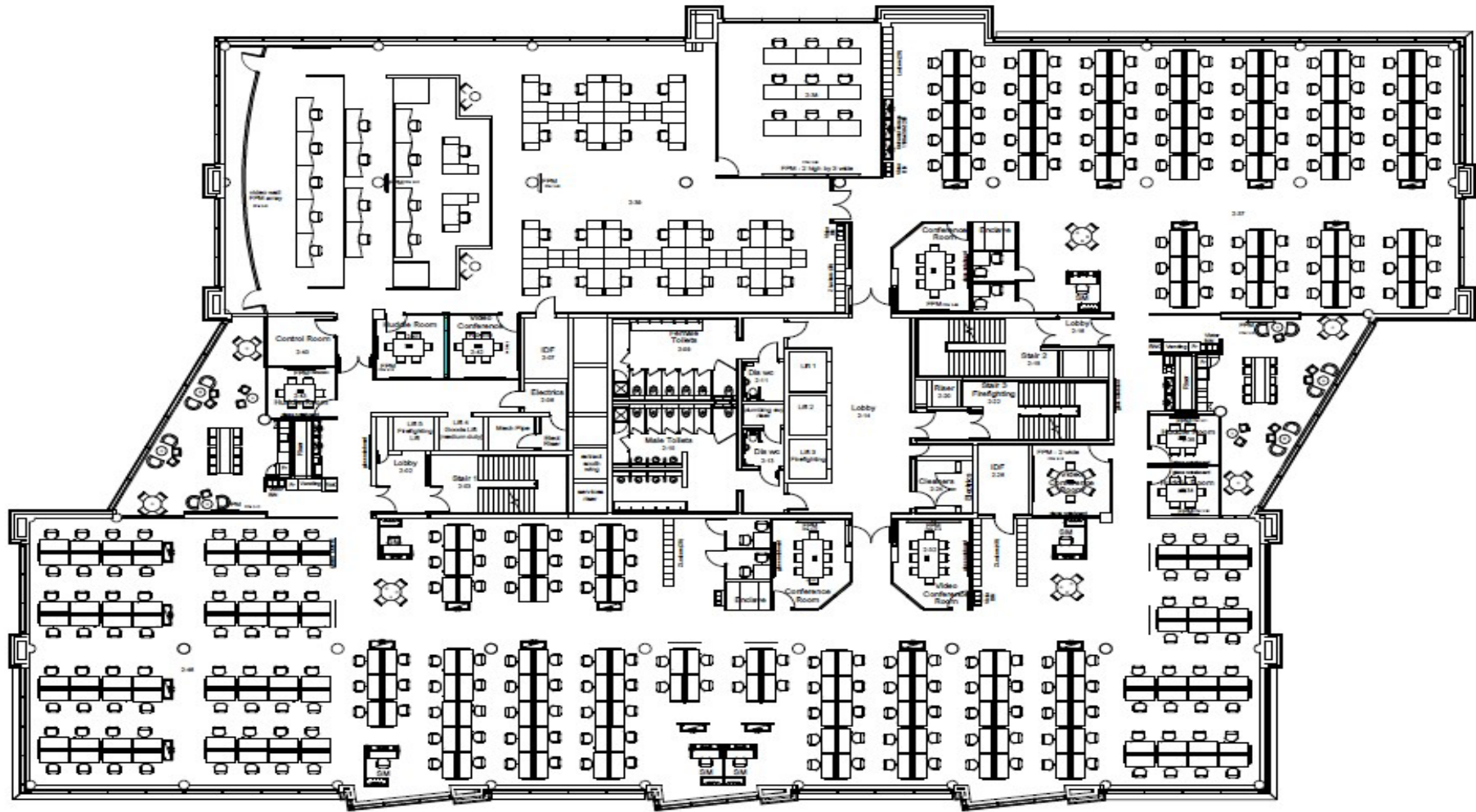
LOCATION PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN