



wsp
THE BANK
OF LONDON
The Soloist

TO LET

3rd Floor, The Soloist, Lanyon Place, Belfast, BT1 3LP

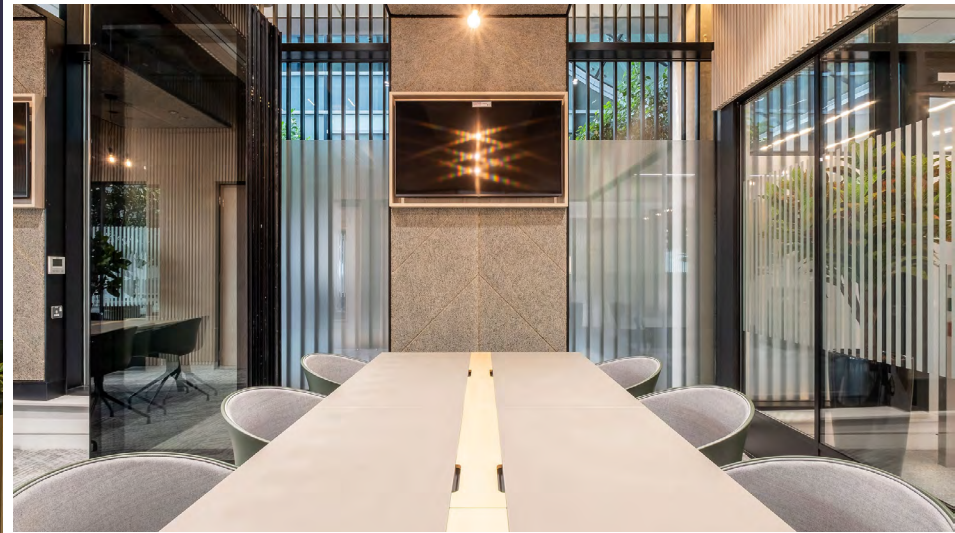
Premium office suites from 4,500 sq ft - 10,900 sq ft available fully fitted and furnished or open plan

DESCRIPTION

The Soloist is a best in class office building in an unrivalled city centre location. The building is home to KPMG, Pinsent Masons, WSP, The Bank of London.

The award winning reception design is expansive but welcoming and features an on-site café (supplied by Caffè Nero). The third floor which can be supplied as a fully fitted and furnished or open plan has:

- Impressive floor to ceiling height with triple aspect glazing
- Fully refurbished with all new M&E
- Can be configured to over 100 work stations with meeting rooms, break out and collaboration areas and kitchenette
- Ready for occupation Autumn 2024
- EPC A



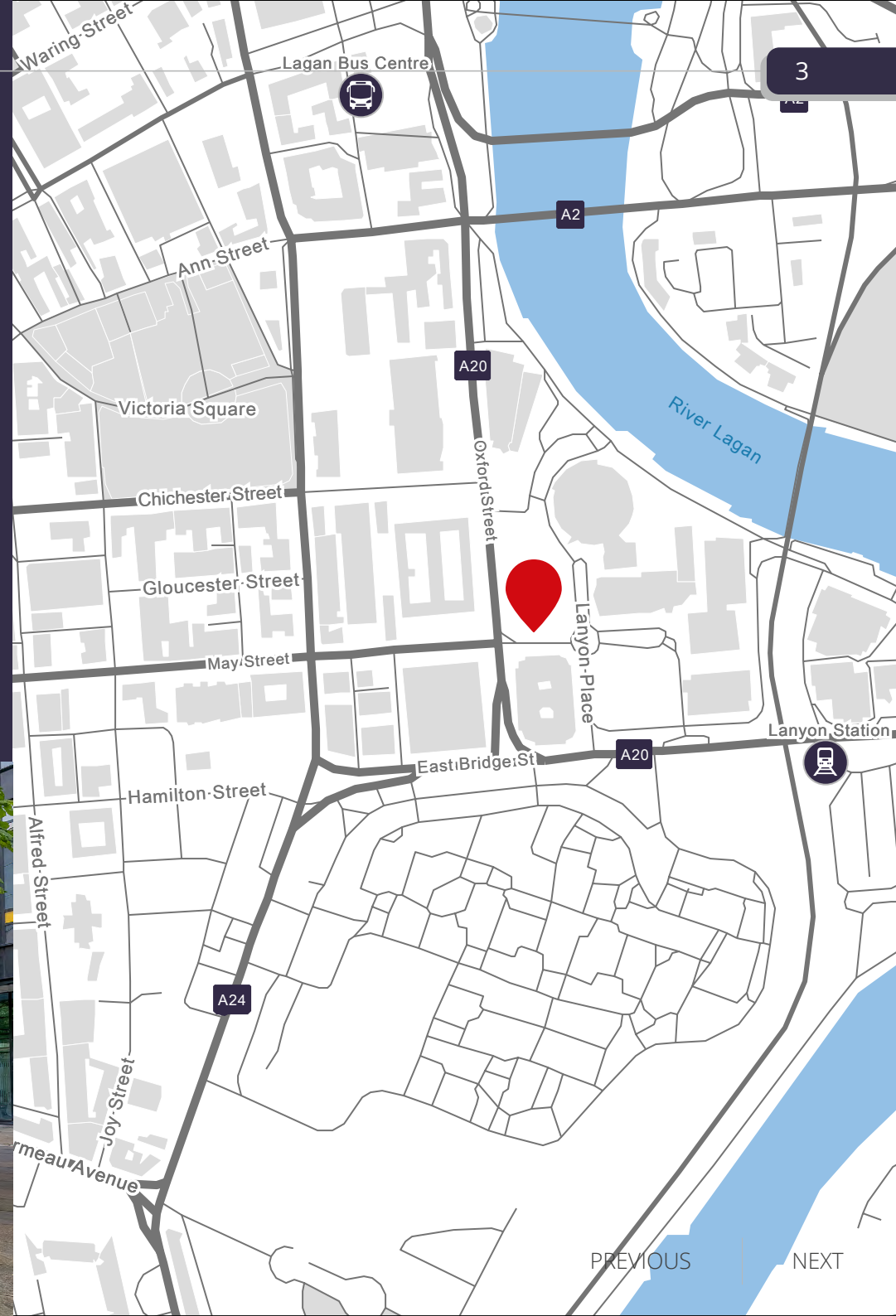
SITUATION

The subject property occupies a highly prominent location at Lanyon Place adjacent to the Waterfront Hall and Conference Centre and opposite the Royal Courts of Justice.

Lanyon Place development is a key office market with occupiers such as: Nueda, Land & Property Services, Brewin Dolphin, BT and Hilton Hotel.

The Soloist is located opposite the famous St Georges Market and a few minutes walk to Lanyon Station, Victoria Shopping Centre and Belfast City Hall.

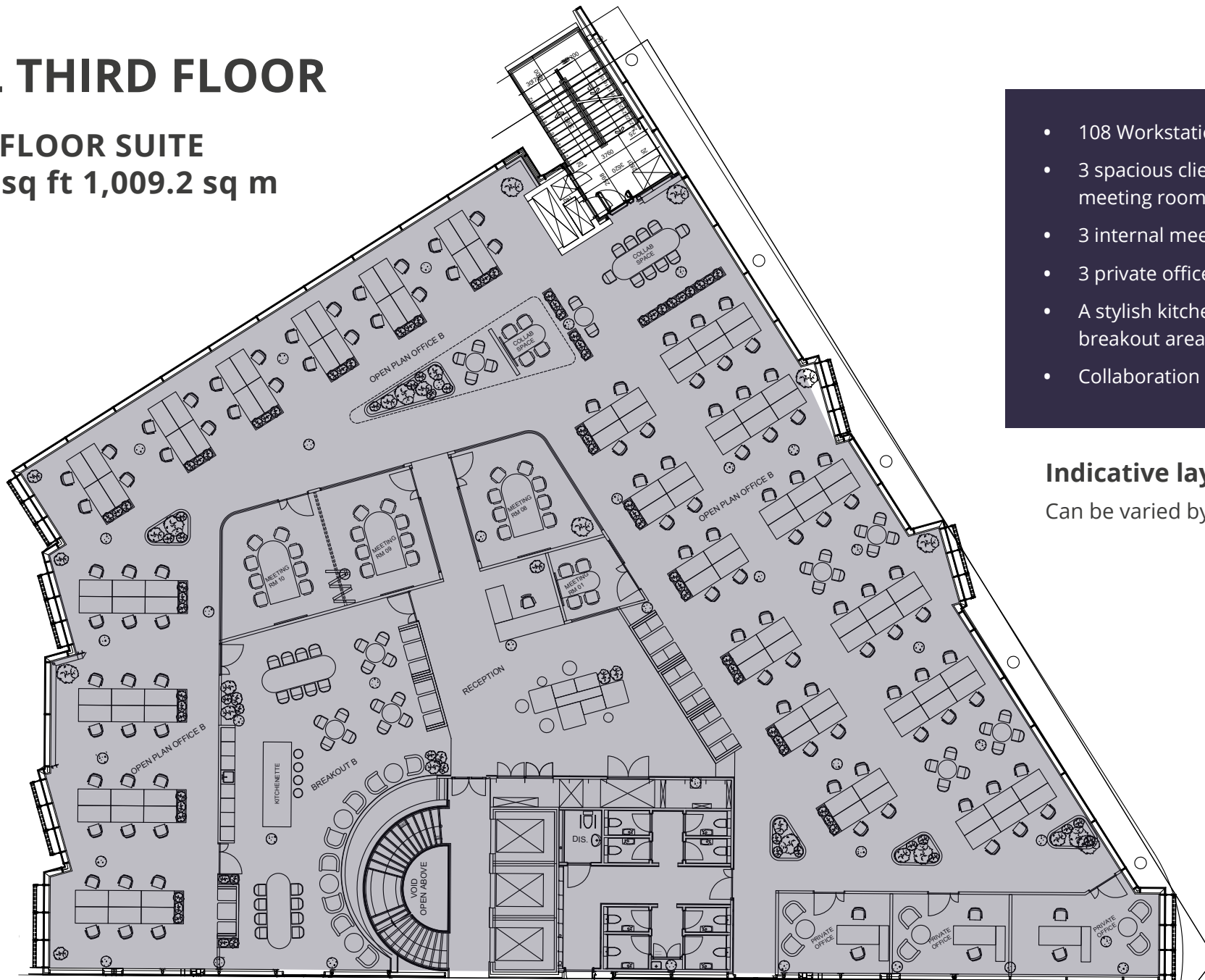
The building was constructed as part of the Laganside Development which has been responsible for generating in excess of £800 million of investment since its inception.



FULL THIRD FLOOR

THIRD FLOOR SUITE

10,863 sq ft 1,009.2 sq m



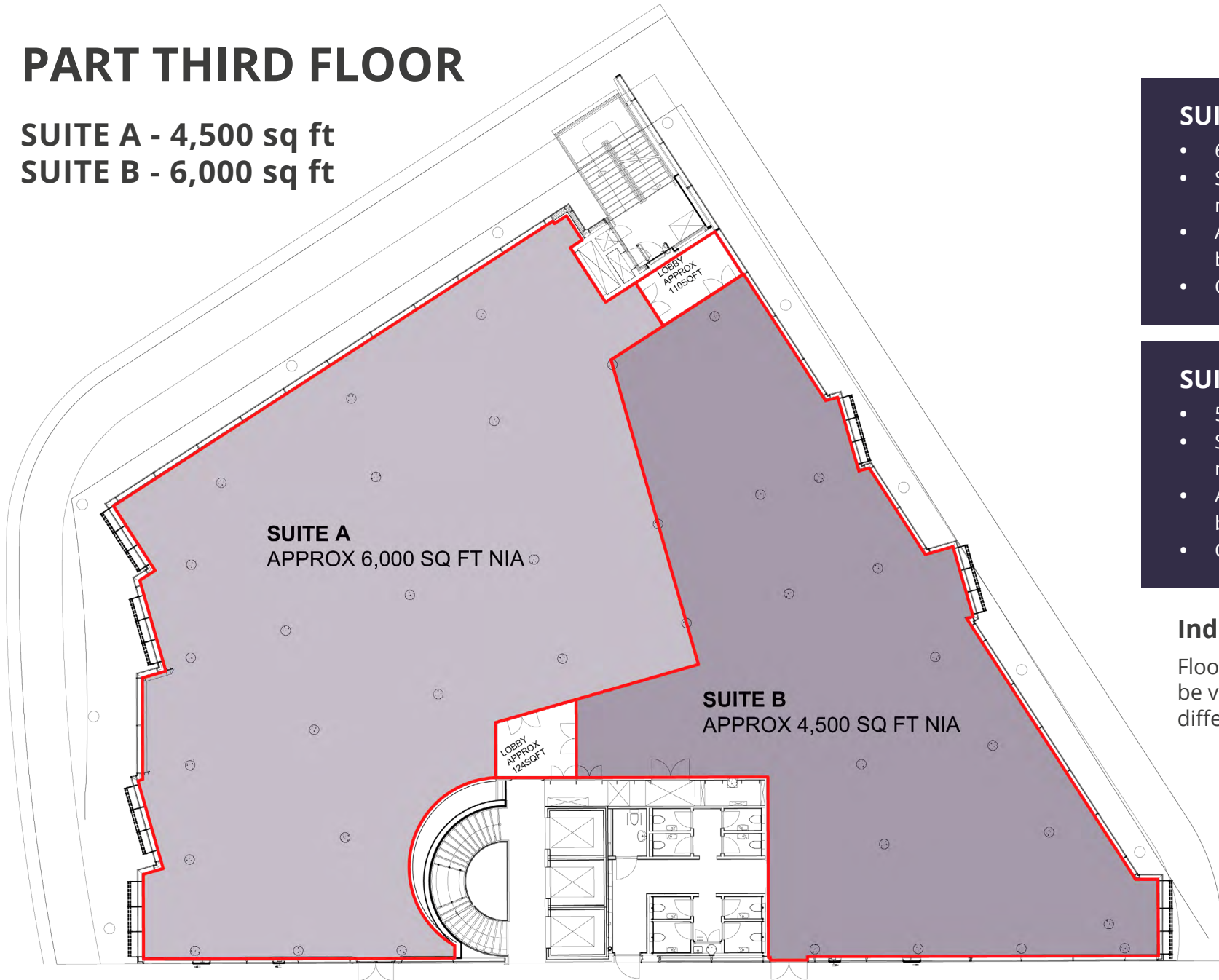
- 108 Workstations
- 3 spacious client facing meeting rooms
- 3 internal meeting rooms
- 3 private offices
- A stylish kitchenette & breakout area
- Collaboration area

Indicative layout

Can be varied by request

PART THIRD FLOOR

SUITE A - 4,500 sq ft
SUITE B - 6,000 sq ft



SUITE A

- 65 Workstations
- Spacious client facing meeting rooms
- A stylish kitchenette & breakout area
- Collaboration area

SUITE B

- 50 Workstations
- Spacious client facing meeting rooms
- A stylish kitchenette & breakout area
- Collaboration area

Indicative layout

Floor split is indicative and can be varied to accommodate different sized offices.

FITTED ACCOMMODATION



Configured to provide work stations & collaborative areas

Large fully fitted break out areas



Dedicated meeting rooms

Flexible training and presentation spaces



Ready Q4 2024



OPEN PLAN (CAT A) ACCOMMODATION



Full raised access floors



Metal tiled suspended ceilings



LED lighting



Brand new air conditioning



Stylish new showers and toilets



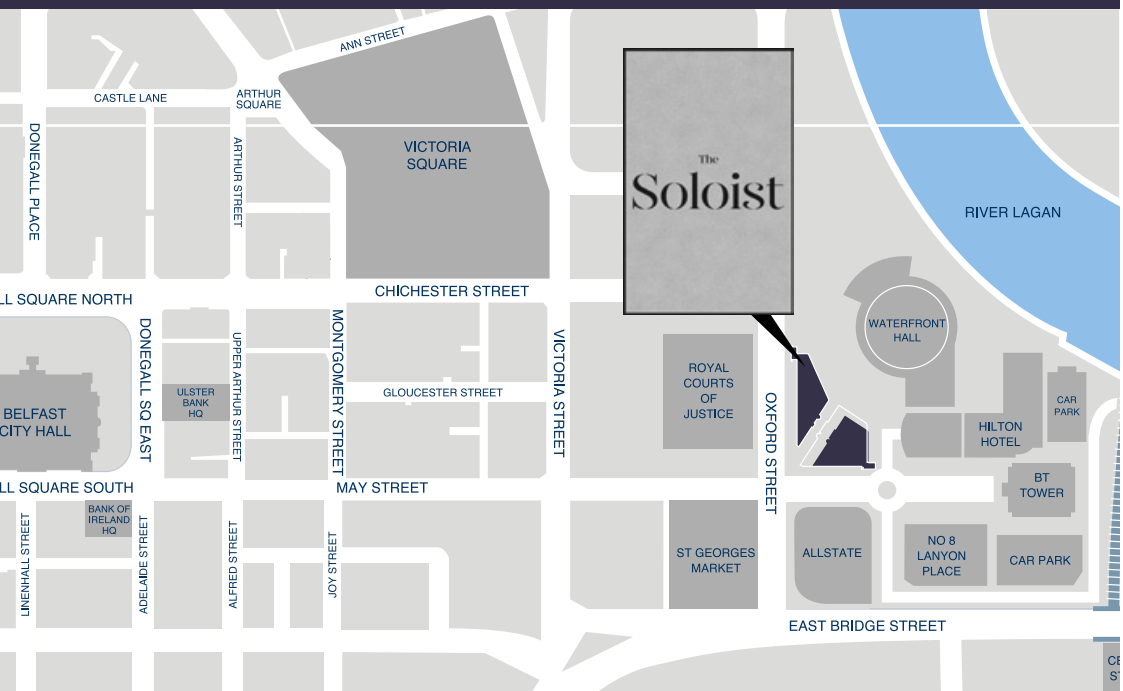
Impressive floor to ceiling height



EPC A

UNRIVALLED CITY CENTRE LOCATION





1.8 MILLION
POPULATION ONE OF THE YOUNGEST AND FASTEST GROWING IN EUROPE

7 MILLION
THE REGIONS THREE AIRPORTS DEAL WITH ALMOST 7 MILLION PASSENGERS PER YEAR

2
WORLD CLASS UNIVERSITIES

4K
BUSINESS GRADUATES EACH YEAR

NO.1
THE WORLD'S TOP DESTINATION FOR FINANCIAL TECHNOLOGY INVESTMENT PROJECTS

TOP 3
TOP3 FINTECH LOCATIONS OF THE FUTURE, AFTER LONDON AND SINGAPORE

53%
OF THE POPULATION IS UNDER THE AGE OF 40

160
FERRY AND FREIGHT SAILINGS PER WEEK TO GREAT BRITAIN AND EUROPE

BELFAST

- Unrivalled infrastructure
- Excellent telecommunication technology
- One of the best educated workforces in Europe
- Labour costs significantly lower than elsewhere in UK
- Occupation costs below peer cities in UK and Ireland

LANYON PLACE

- Prime central corporate business district
- Flagship development within the recently completed Government co-ordinated regeneration area
- One of the most prestigious office locations within Belfast City Centre
- Striking riverside location with unrivalled views
- Close proximity to all key transport, retail, residential & cafe culture amenities

CITY CENTRE LOCATION

- 10 mins drive time from Belfast City Airport
- 25 mins drive time from Belfast International Airport
- Highly accessible via the M1/M2/M3 motorway network
- 5 mins walk to Belfast Central Station (with direct access to Dublin)
- Parking for 964 cars within Lanyon Place
- 5 mins walk to Belfast City Centre Donegall Square

Rent

Upon application.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

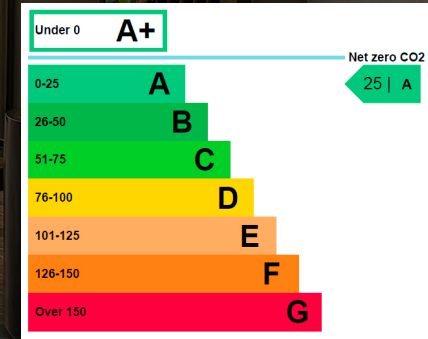
VAT

The property is registered for VAT and therefore VAT will be chargeable on the rent.

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.

EPC



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