

TO LET



**Osborne
King**



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

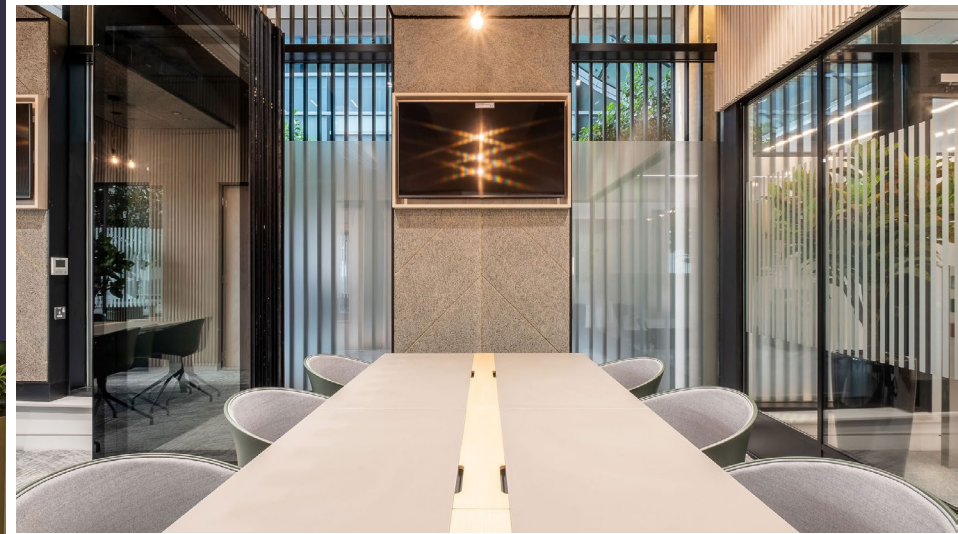
Work-ready, fully fitted and furnished office suites from 58 - 118 desks available

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. The third floor will be supplied as fully fitted and furnished work-ready office suites:

- Innovative design provides two suites of 58 and 60 desks respectively, which can be combined to 118 desks for a larger occupier
- Impressive floor to ceiling height with triple aspect glazing
- Fully refurbished with all new M&E
- On-site café (supplied by Caffè Nero)
- Ready for occupation Summer 2025
- EPC A



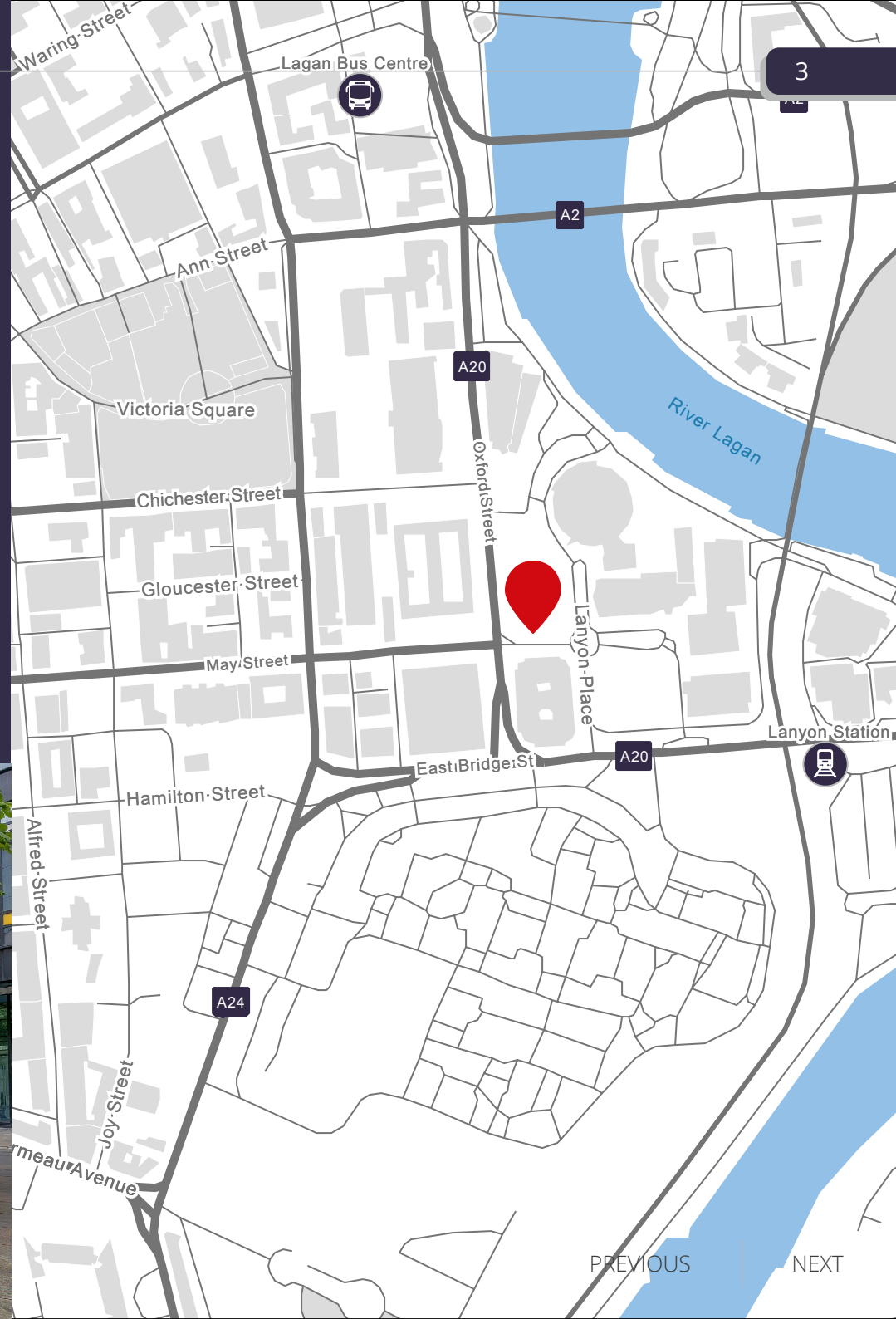
SITUATION

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.



THIRD FLOOR

SUITE A - 60 Workstations

SUITE B - 58 Workstations



SUITE A

SUITE B

SUITE A

- 60 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception

SUITE B

- 58 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception

THIRD FLOOR

ENTIRE FLOOR
118 Workstations

The space has been expertly designed so that it can be easily reformatted into a single suite with minor adjustments.

THIRD FLOOR

- 118 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception



FITTED ACCOMMODATION



Configured to provide work stations & collaborative areas

Large fully fitted break out areas



Dedicated meeting rooms

Flexible training and presentation spaces



Ready Summer 2025



UNRIVALLED CITY CENTRE LOCATION



Rent

£32.50 per sq ft excluding VAT for fully fitted and furnished space.

Lease

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

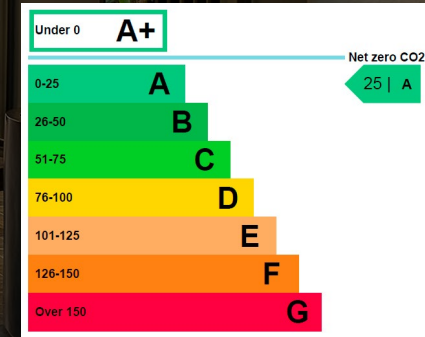
VAT

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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DISCLAIMER

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