

TO LET BY ASSIGNMENT / SUB LEASE

'Landmark', fully fitted Grade A office space -

Suites from c.5,000 sq ft (subject to Landlords approval) - 148,900 sq ft

9 LANYON PLACE, BELFAST, BT1 3LP

Lisney

COMMERCIAL REAL ESTATE

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OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Impressive 6 storey 'Landmark' city centre building.

Excellent , modern, Grade A office accommodation with bike and shower facilities – Open plan floor plates from c.5,000 sq ft (subject to Landlords approval) to 148,900 sq ft with panoramic views over the city and beyond.

Fully fitted, air conditioned , DDA compliant and cabled suites – ready for immediate occupation.

Close to Victoria Square, Waterfront Hall and Conference centre , Hilton Hotel, Law Courts, 2 multi storey car parks, Lanyon Place railway station , bus and Glider routes.

Impressive , double height , ground floor entrance foyer, with manned security desk, from which 4 no. lifts serve the upper floors.

EPC's of	
3rd Floor	C66
5th Floor	C74
9 Lanyon	E110.

LOCATION

Belfast is the capital city of Northern Ireland with a catchment population in excess of 1m people within a 30 minute drivetime. According to NISRA the city has 2 universities which provide high calibre graduates to over 1300, international companies which have invested in Northern Ireland to date. With particular emphasis in the legal, fintech, cyber and accounting sectors well known global names already in Belfast include BT, Baker McKenzie, Allen & Overy, Citi, Rapid 7, Allstate, KPMG, EY, PWC and Santander to name a few.

The subject property is located at the junction of Oxford and East Bridge Street within Lanyon Quay, a mixed use waterfront scheme in the city centre. Nearby occupiers include the multi purpose Waterfront Hall and Conference centre, Hilton Hotel , 2 multi storey car parks, KPMG, Pinsent Mason solicitors, WSP, Bank of London, Land and Property Services and a range of restaurants and coffee shops including Caffé Nero.

The building occupies a prominent corner position within easy reach of Lanyon Place railway station, Grand Central Station – Integrated transport hub (opening 2024), bus and Glider routes, Belfast bike dock, the George Best City and International airports.

DESCRIPTION

The subject property is a 'Landmark' , modern office building arranged over ground and five upper floors which are broadly rectangular in shape with 2 light wells and a central core from which 4 no. high speed lifts serve the upper levels. Male and Female WCs /showers are located at each level.

Each suite has good levels of natural lighting and is fitted out to a high standard to include gas fired air conditioning ,suspended ceilings with recessed lighting, plastered /painted walls, raised access flooring with carpet tile cover.

Whilst predominantly open plan the space has a range of private offices, meeting rooms , break out areas and canteen facilities throughout



ACCOMMODATION

The figures below are approximate areas.

Description	Sq ft	Sq M
Ground	20,629	1,916
First	24,456	2,272
Second	25,645	2,383
Third	27,142	2,522
Fourth	27,187	2,526
Fifth	23,841	2,215
TOTAL	148,900	13,833

Suites from c.5,000 Sq. Ft may be available, subject to Landlords approval. Further details upon request.

SERVICE CHARGE

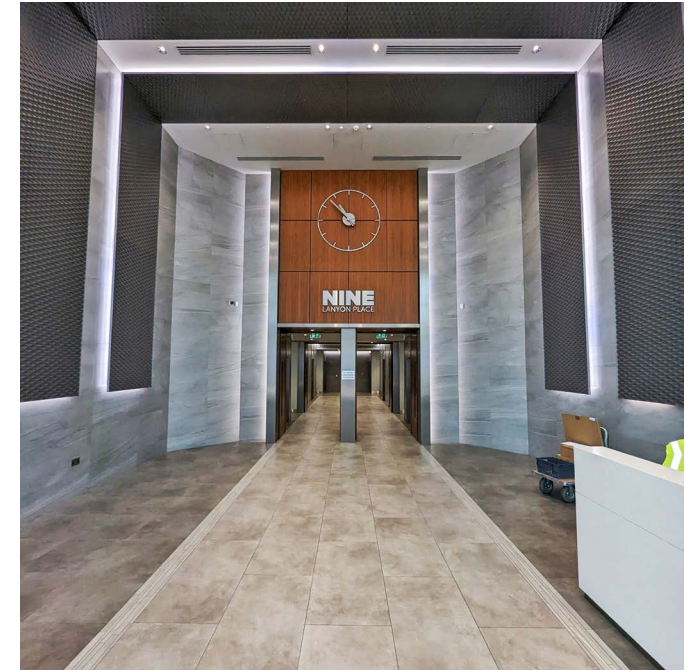
Currently assessed at £5.54 psf.

LEASE DETAILS

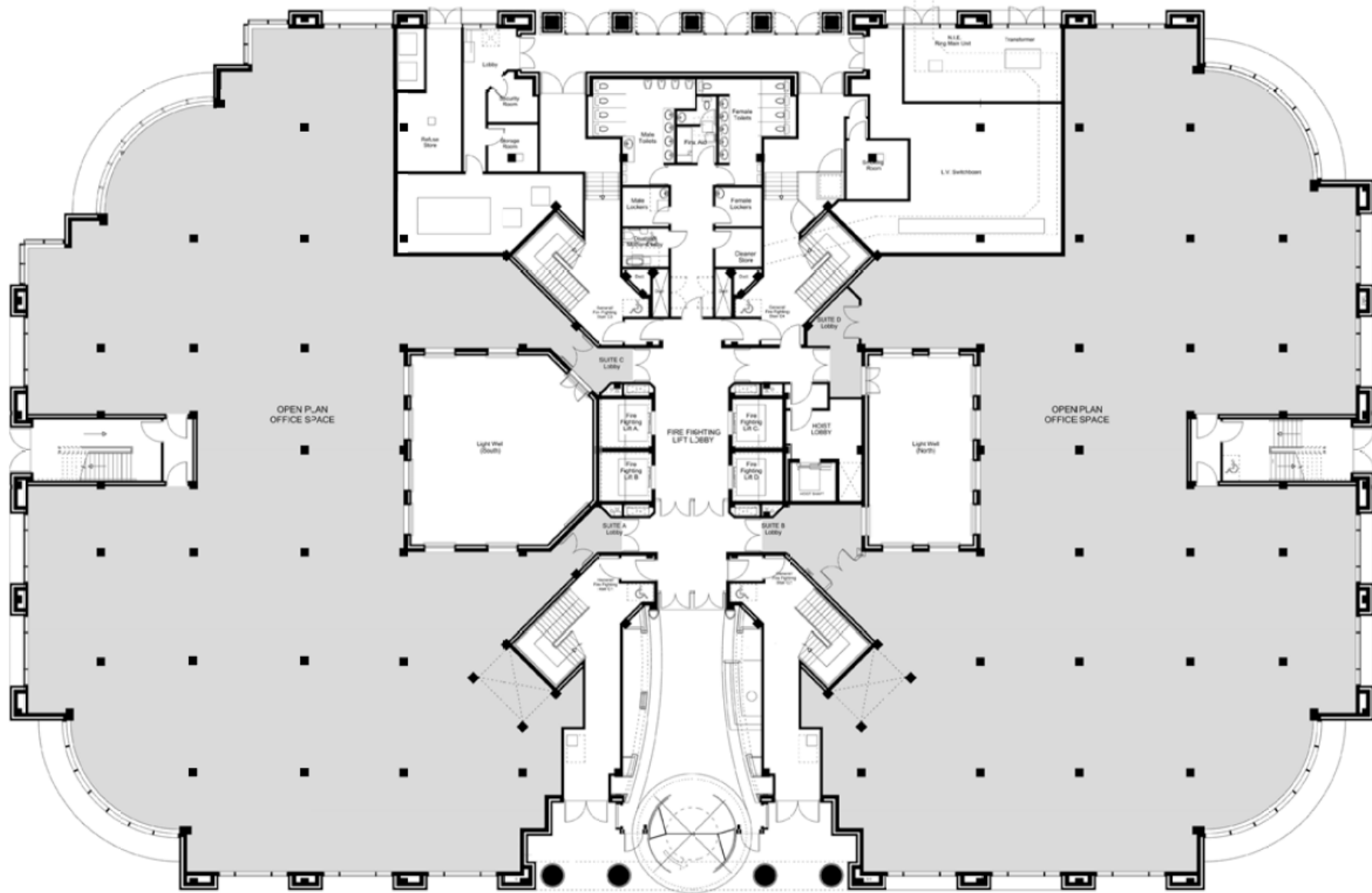
Rent: £21.00 psf.

Term: Current lease expires 31 May 2026.
A longer term is available, subject to negotiation.

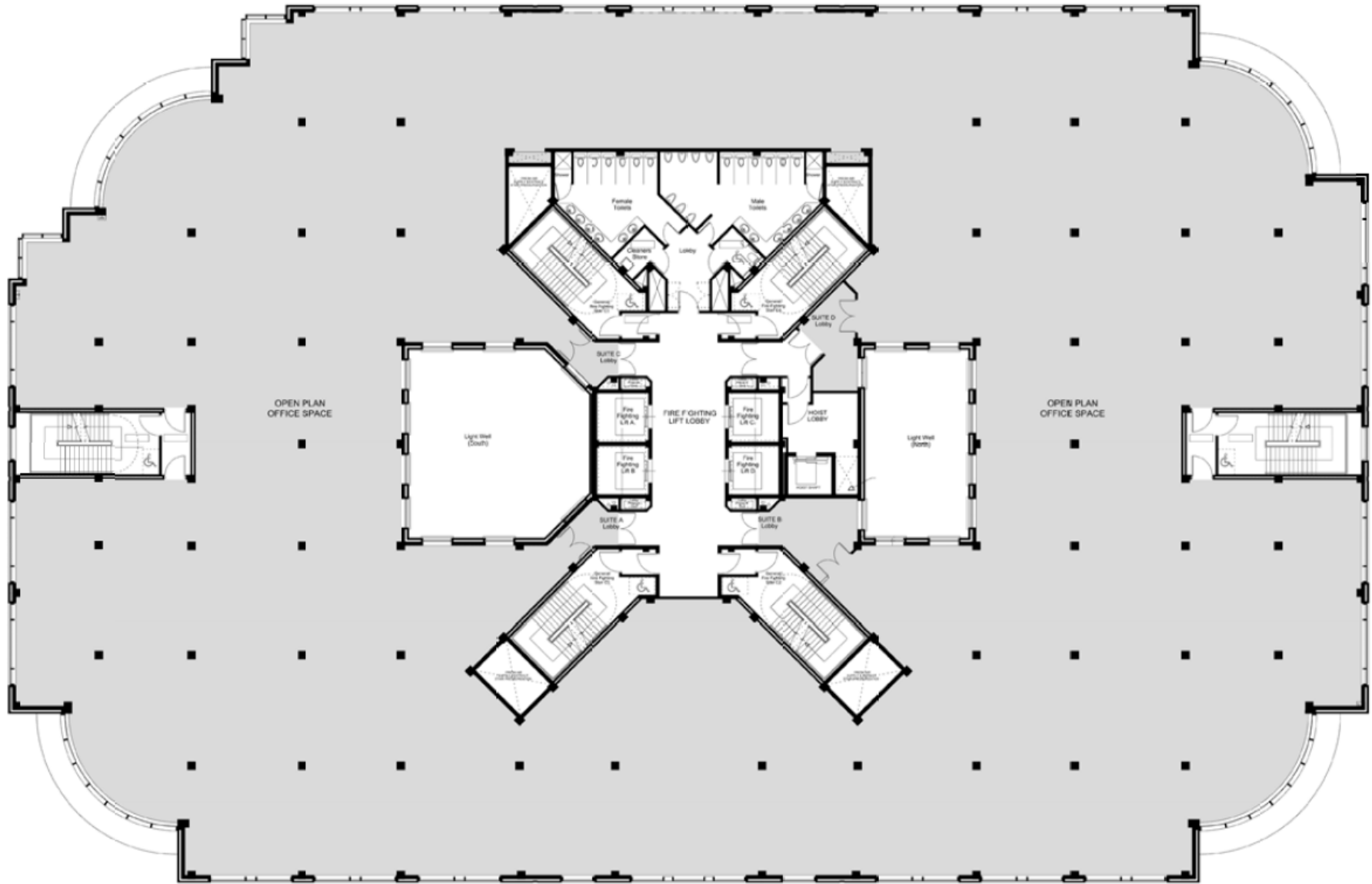
Repairs and Insurance : Full

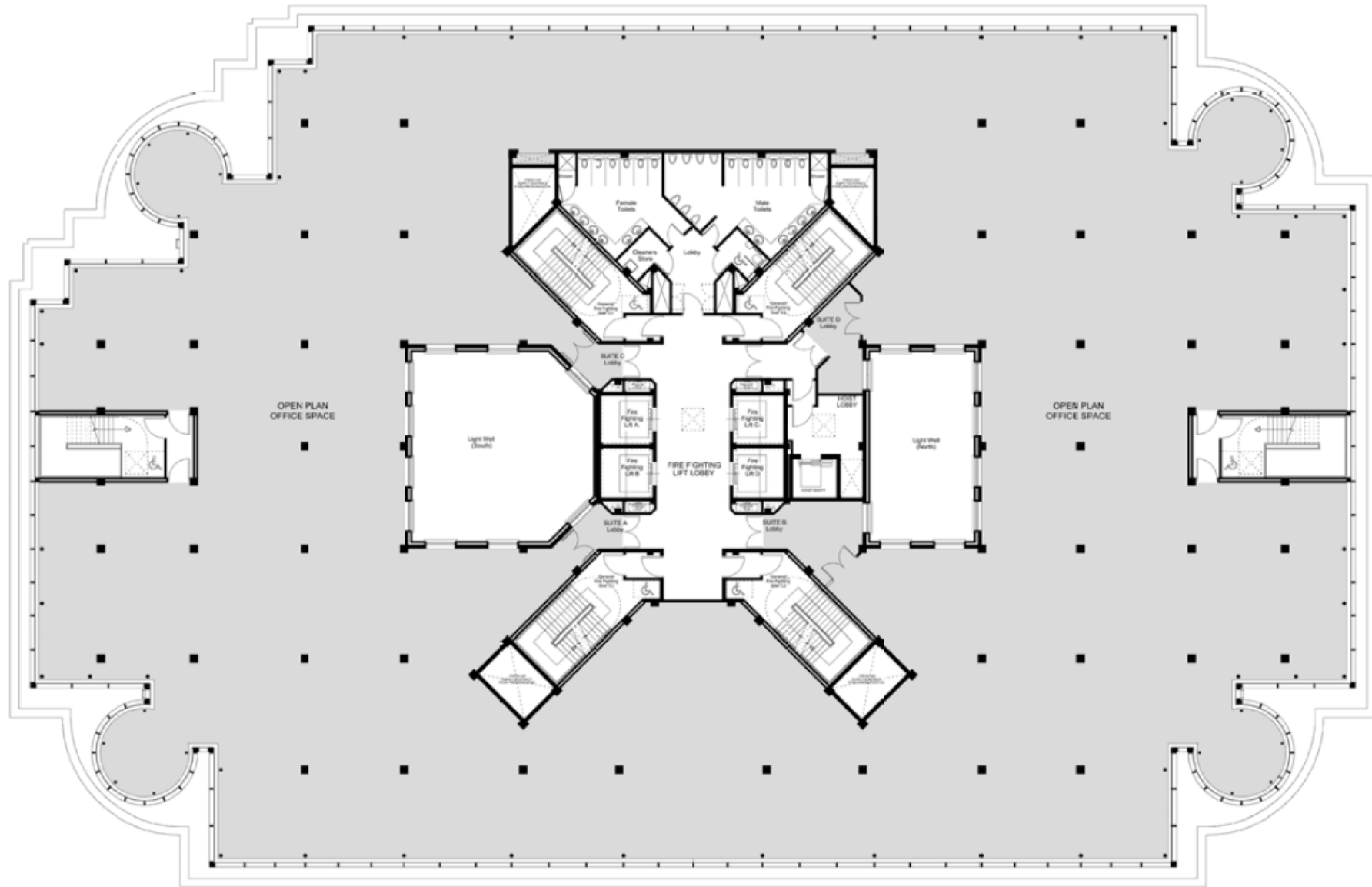


Ground Floor Plan



Third Floor Plan





RATES

Rate Poundage 2024/25:	£0.5993
	NAV
GF - 1A	£108,435
GF - 1B	£102,141
1 - 1C	£258,071
2 - 1D	£271,804
3 - 2	£286,682
4 - 6	£289,829
5 - 9	£247,485

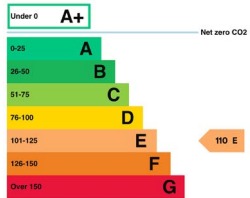
VAT

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

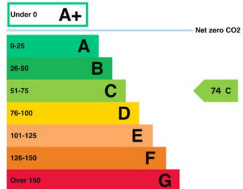
EPC

The property has Energy Efficiency ratings as follows, the full Certificates can be made available upon request.

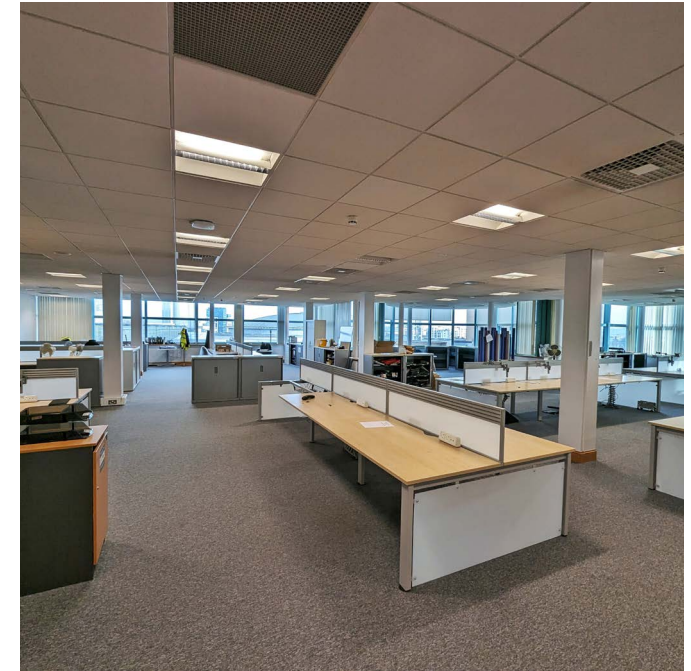
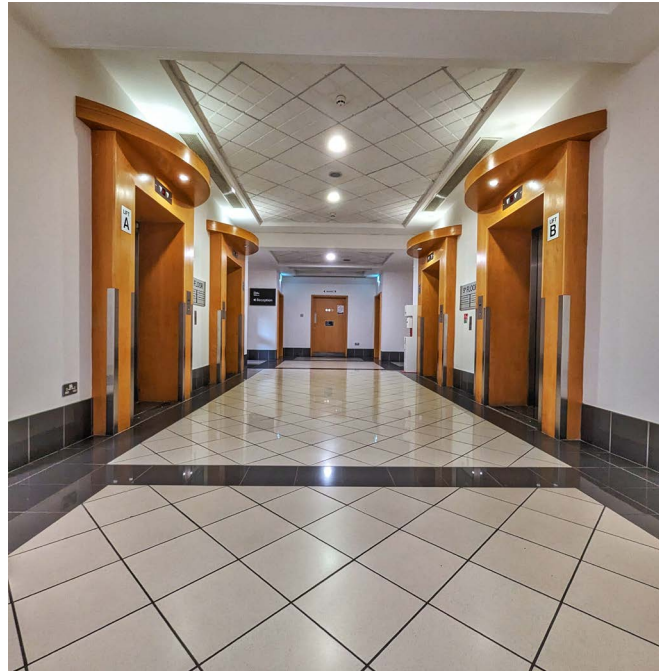
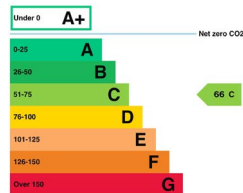
9 LANYON - E110

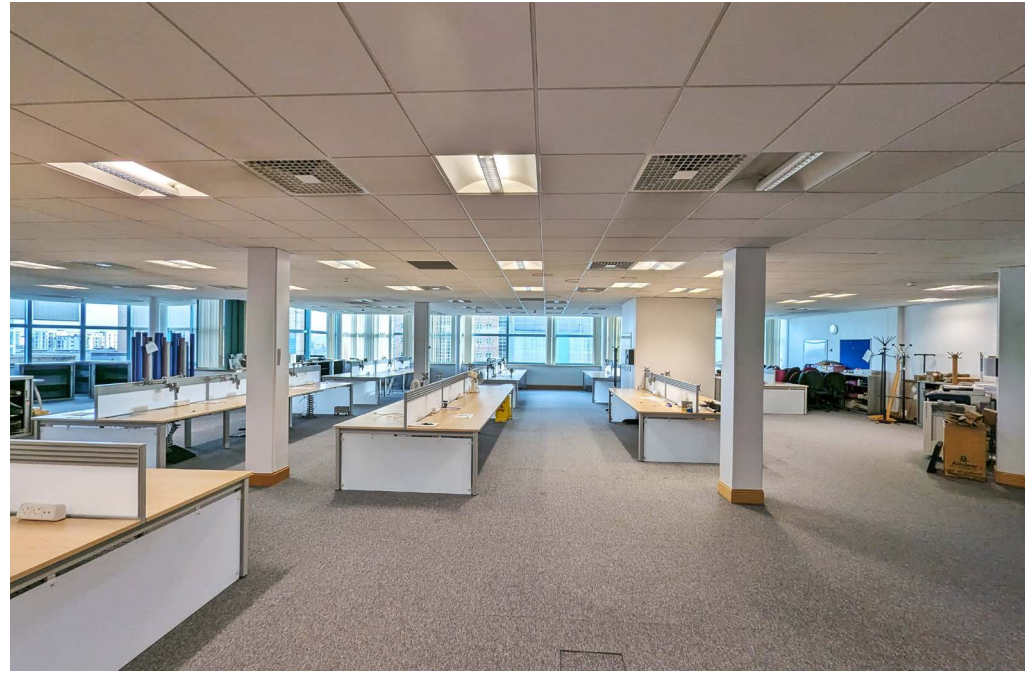
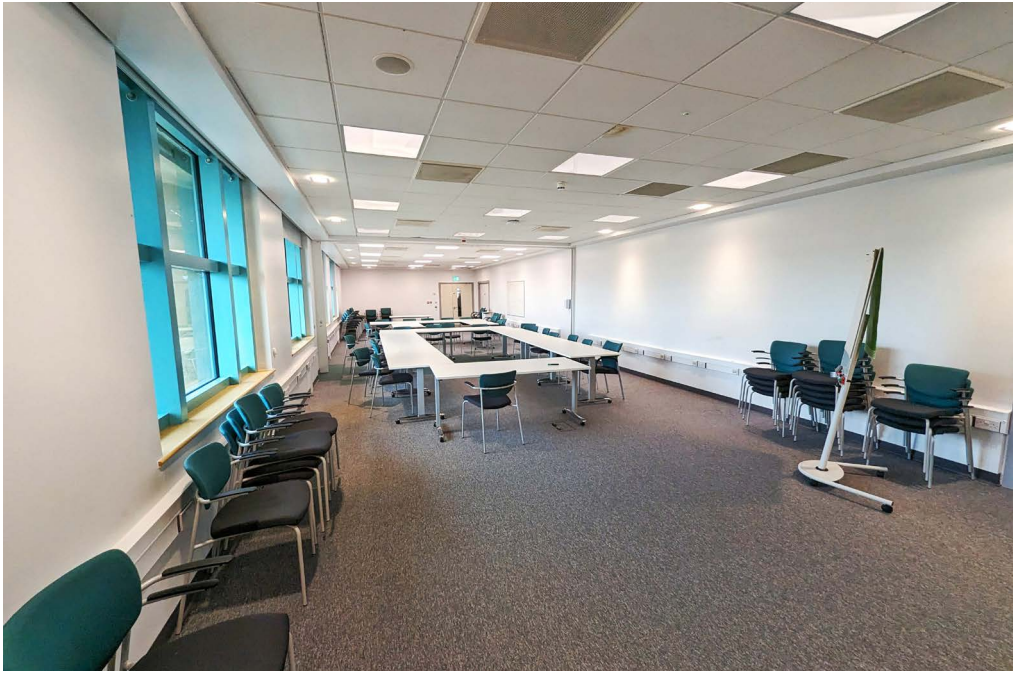


5TH FLOOR - C74

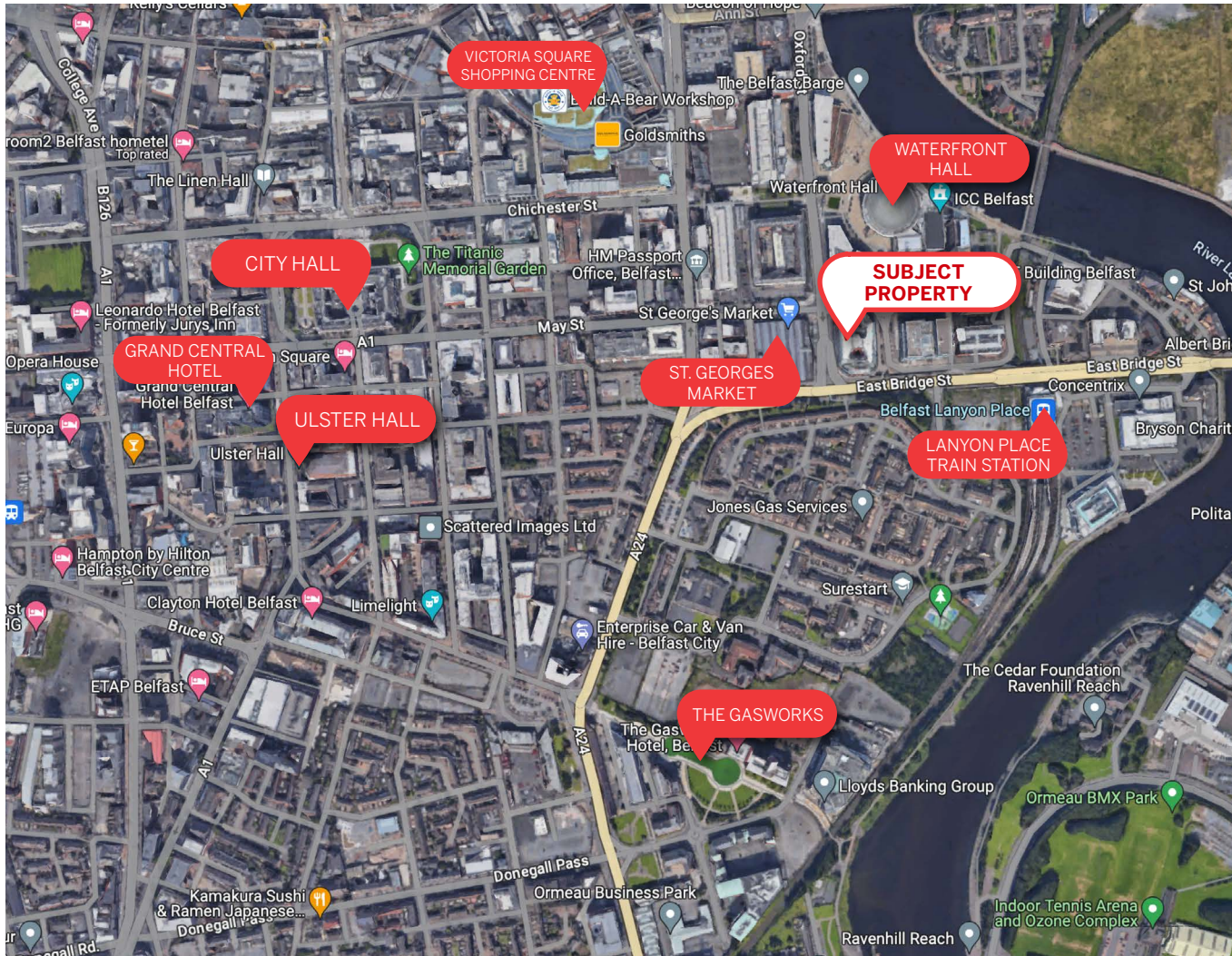


3RD FLOOR - C66





LOCATION



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

JOINT AGENTS

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Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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