

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



'Landmark' Fully Fitted Office Accommodation

9 Lanyon Place
Belfast
BT1 3LP

- To Let by way of Assignment / Sub Lease.
- Highly accessible City Centre location.
- Suites available from c. 5,000 – 148,900 sq ft.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Belfast is the capital city of Northern Ireland with a catchment population in excess of one million people within a 30-minute drivetime. According to NISRA the city has 2 universities which provide high calibre graduates to over 1,300 international companies which have invested in Northern Ireland to date with particular emphasis in the legal, fintech, cyber and accounting sectors. Well known global companies already established in Belfast include BT, Baker McKenzie, Allen & Overy, Citi, Rapid 7, Allstate, KPMG, EY, PWC and Santander to name but a few.

The subject property is located at the junction of Oxford and East Bridge Street within Lanyon Quay, a mixed-use waterfront scheme within Belfast City Centre. Nearby occupiers include the multi-purpose Waterfront Hall and Conference Centre, Hilton Hotel, KPMG, Pinsent Mason Solicitors, WSP, Bank of London, Land and Property Services and 2 no. multi-storey car parks.

The building occupies a prominent corner position within easy reach of Lanyon Place Railway Station, Grand Central Station, bus and Glider routes, Belfast bike dock, George Best City Airport and Belfast International Airport.

DESCRIPTION

The subject property is a modern 'Landmark' 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 serves the upper levels. Male and Female shower and WC facilities 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 and raised access flooring with carpet tile covers.

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

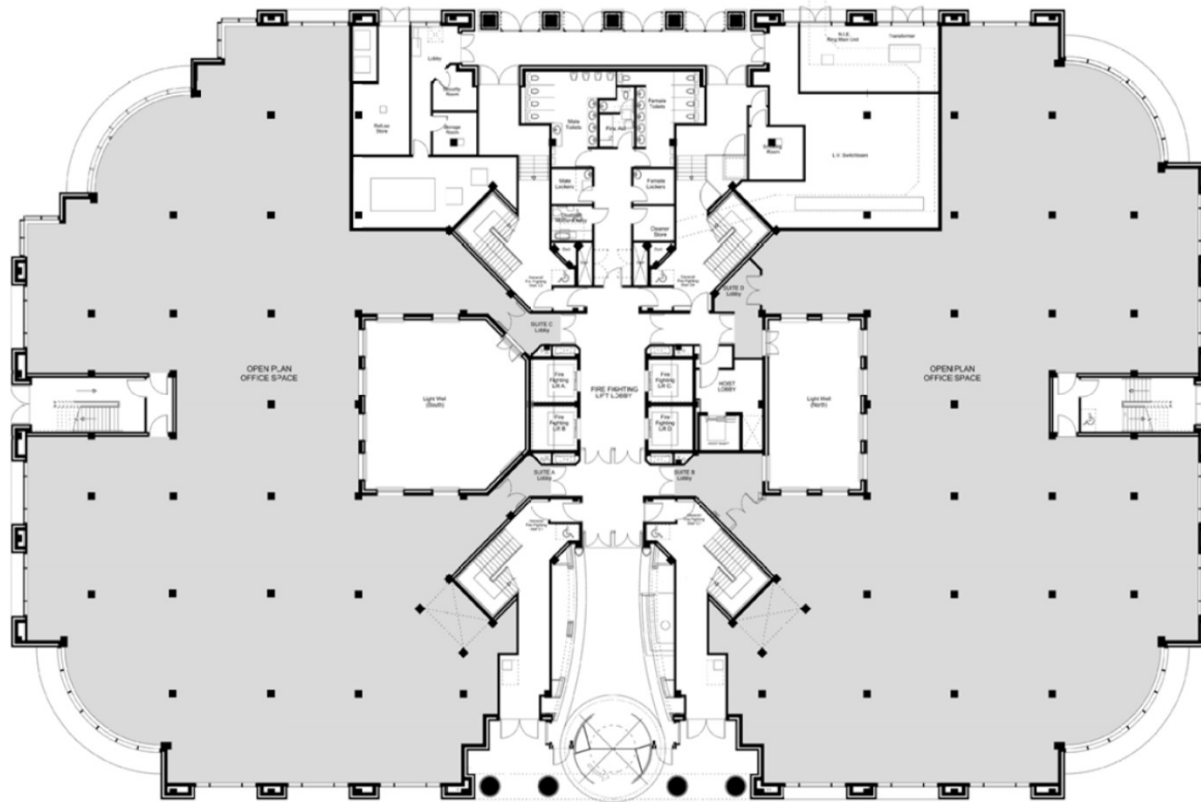
SPECIFICATION

- Fully fitted solution
- Recently refurbished entrance foyer
- Mixture of open plan and meeting rooms
- Raised access flooring
- Suspended ceiling
- Mix of recessed strip lighting and LED panel lighting
- 24 hour access to the building
- Manned security team on reception

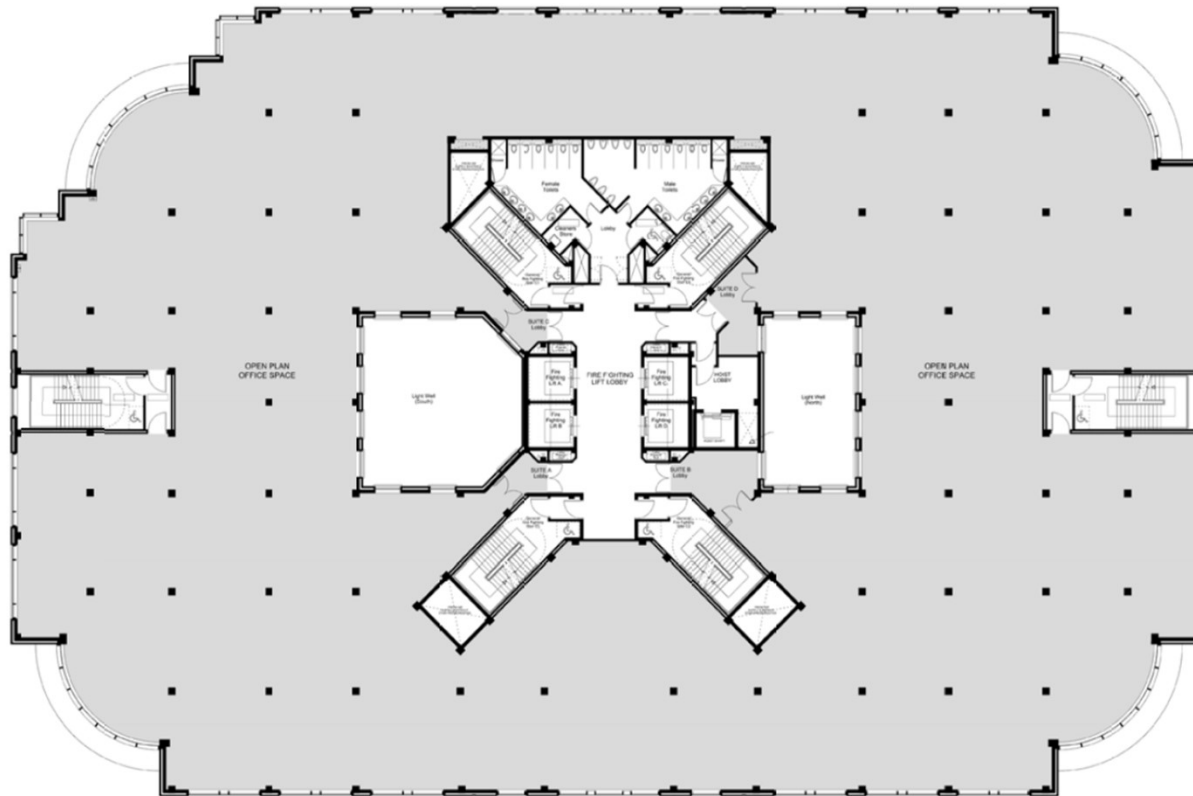
ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	20,629	1,916
First Floor	24,456	2,276
Second Floor	25,645	2,383
Third Floor	27,142	2,522
Fourth Floor	27,187	2,526
Fifth Floor	23,841	2,215
Total Internal Area	148,900	13,833

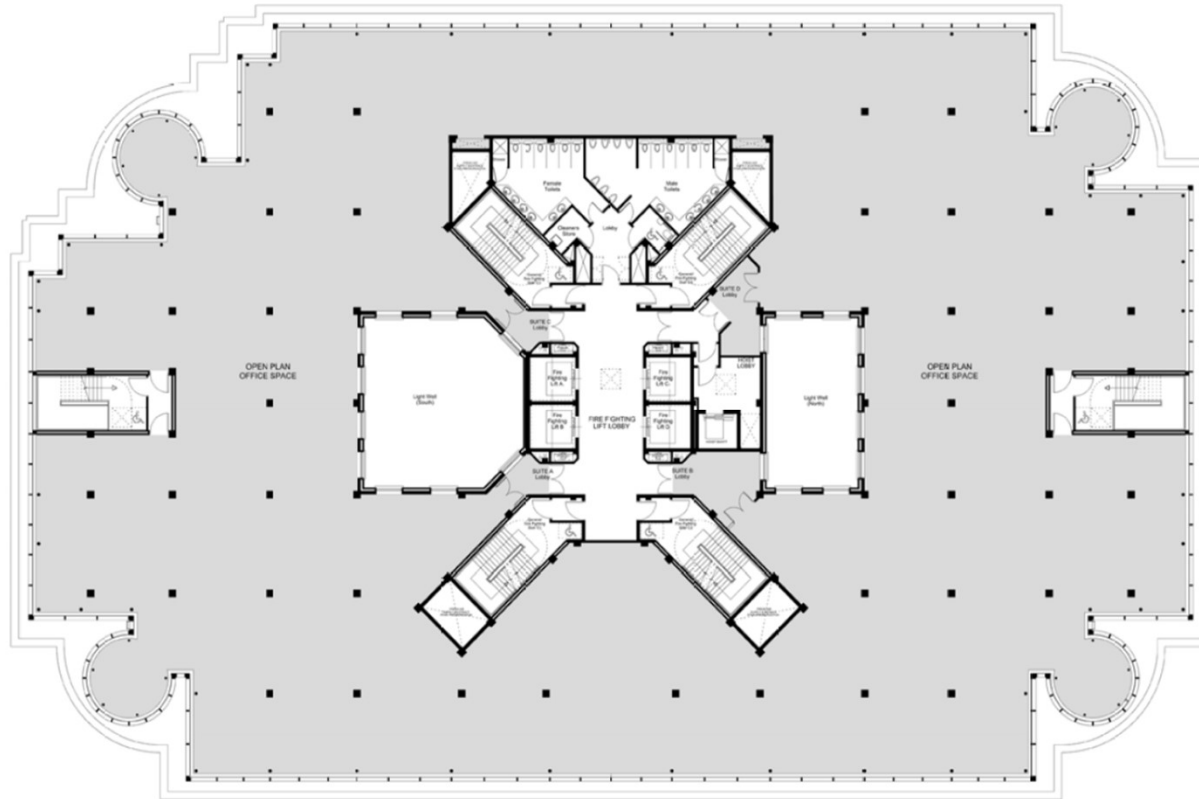
GROUND FLOOR PLAN



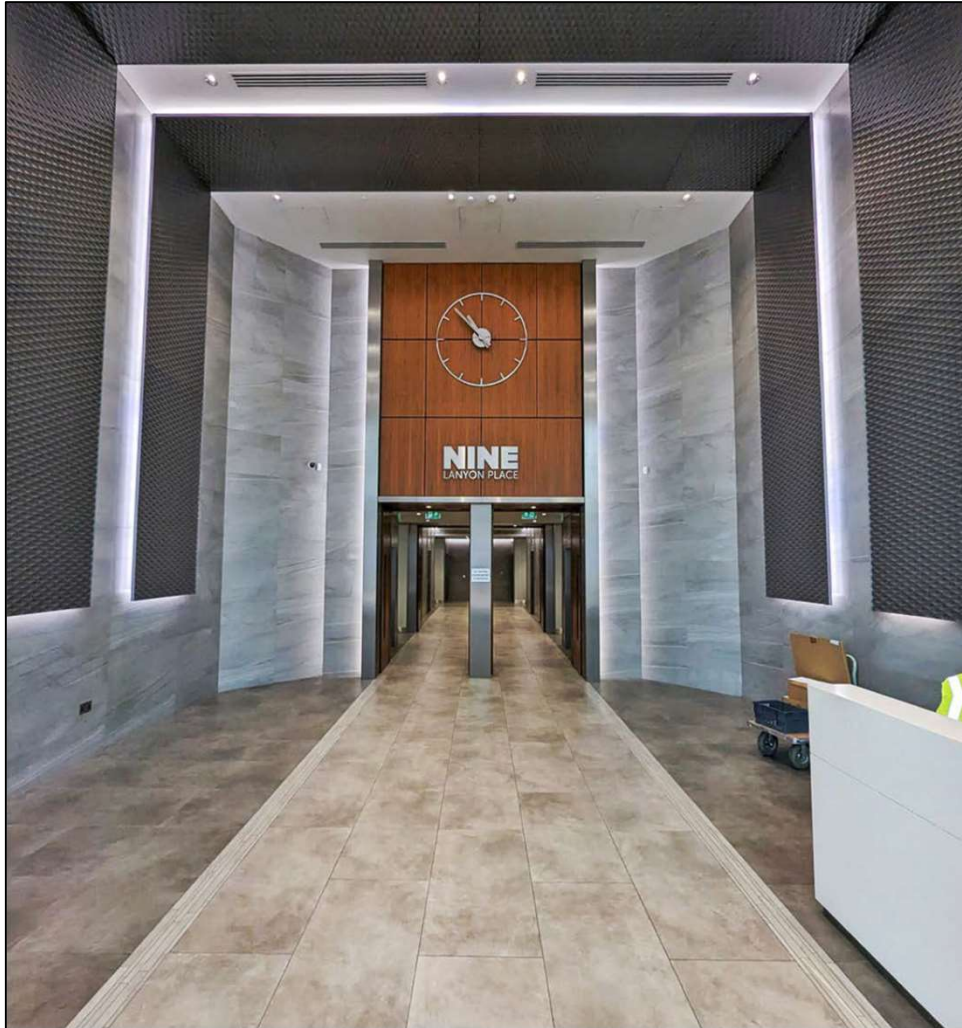
THIRD FLOOR PLAN



FIFTH FLOOR PLAN



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LEASE TERMS

Rent: £21.00 psf.
Term: Current Lease expires 31 May 2026. A longer term is available, please contact the agent for further details.

RATES

We have been advised by LPS that the Poundage for 2024/25 is £0.599362 and therefore rates payable are as follows:

Accommodation	Rates Payable 2024/25
Ground Floor – Suite A	£64,991.82
Ground Floor – Suite B	£61,219.43
First Floor	£154,677.95
Second Floor	£162,908.99
Third Floor	£171,826.30
Fourth Floor	£173,712.49
Fifth Floor	£148,333.10

VAT

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

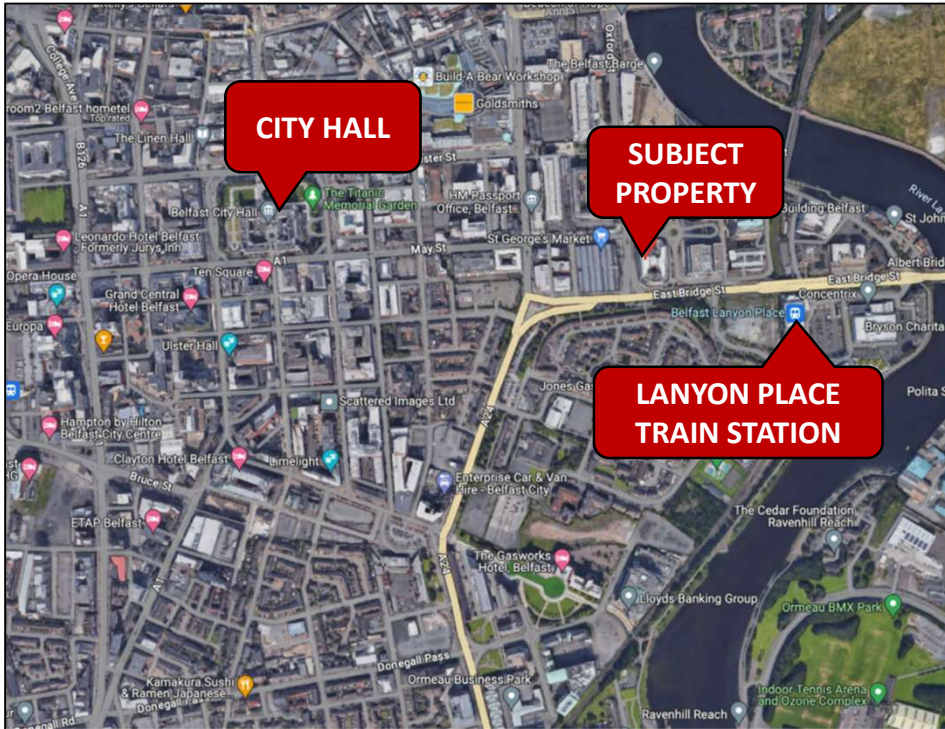
EPC

The property has an energy ratings of 110E, 74C and 66C
Full Certificates can be made available upon request.



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LOCATION



VIEWING

For further information or to arrange a viewing, please contact:



Contact: Greg Henry / Ross Molloy
Tel: 07841 928670 / 07443 085690
Email: greg.henry@mcconnellproperty.com / ross.molloy@mcconnellproperty.com



Contact: David McNellis / Lynn Taylor
Tel: 07887 911077 / 07813 020181
Email: dmcnellis@lisney-belfast.com / ltaylor@lisney-belfast.com

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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

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 McConnell Property. 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.

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