

TO LET

BY WAY OF SUBLEASE  
SUPERB GRADE A  
OFFICE SUITE

LANYON VIEW  
EAST BRIDGE STREET  
BELFAST

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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The subject property is prominently located on East Bridge Street opposite Lanyon Station

#### LOCATION

The property is situated on the main arterial route leading east from the City Centre. It is located on Mays Meadow between East Bridge Street and the River Lagan and adjacent to Belfast Lanyon Place Station.

The property is easily accessible to and from the City Centre, with major transport links to include the Belfast Glider and Lanyon Place train station, available in close proximity. There is also access to the Lagan towpath allowing staff to walk or cycle to the building.



TO LET

Quality office suite  
Lanyon View

c. 3900 sq.ft



Quality accommodation at first floor level with the benefit of excellent transport linkages and only a short term commitment

#### DESCRIPTION

Finishes to include

- Raised access carpet floors.
- Plastered and painted walls.
- Suspended Ceilings.
- Recessed spot lighting.
- Air Handling System.
- Shower Room.
- Bicycle Storage.
- Kitchen
- 2no. private offices

As there is 12 months to a tenant break, this represents an ideal opportunity for decant space or flexible working model



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## Accommodation

Net internal area 3900 sq.ft

## Lease Details

The premises are held for a term expiring in October 2027 but with a tenant break option in Septmeber 2025

Current Rent £62,250 pa plus VAT

## NAV

£61,400 Current rate in £ 0.599 , therefore rates payable £36,778 pa

## Service charge

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior etc

## EPC

Available upon request



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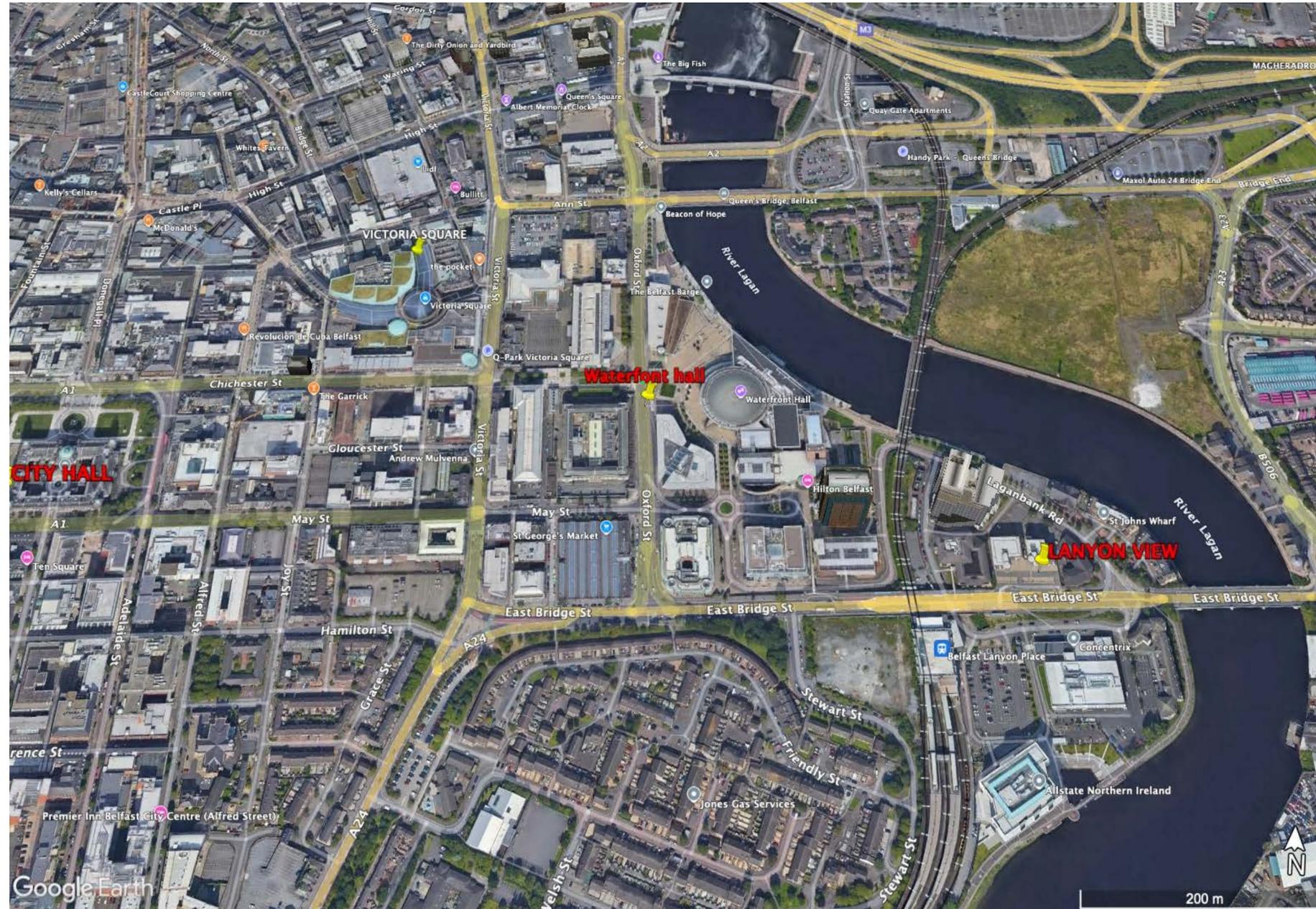
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## Location map



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## Contact

**Ciaran Hughes**

E: [ciaran@hughescommercial.co.uk](mailto:ciaran@hughescommercial.co.uk)

M: 07712 894249

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