

Fully fitted and furnished space



TO LET

GRADE A OFFICE SPACE C. 10,000 SQ FT TO 47,243 SQ FT  
FIRST & SECOND FLOORS, 10 MAYS MEADOW, BELFAST, BT1 3PN





# PROPERTY SUMMARY

- 10 Mays Meadow is a **best in class “Grade A” office building** which was completed in 2018
- **Outstanding waterfront aspect** over the River Lagan
- The second floor comprises 23,072 sq ft and benefits from an **exemplary fit out and is fully furnished, providing immediately available space and is capable of subdivision.**
- The first floor comprises 23,541 sq ft and remains in shell condition and the Landlord will finish to Cat A, subject to the agreement of commercial terms



10 MAYS MEADOW, BELFAST

## LOCATION

10 Mays Meadow occupies a prime waterfront location directly overlooking the River Lagan. It is situated adjacent to Lanyon Rail Station and opposite Lanyon Place, home to the Hilton Hotel, Belfast Waterfront Hall and in immediate proximity to the Law Courts Complex, St George’s Market and Victoria Square Shopping Centre.

The location is home to a range of global companies including Allstate, Concentrix, BT and Santander.

## DESCRIPTION

The subject is the Northern Ireland headquarter building of Allstate, constructed in 2018. The building provides best in class Grade A office accommodation across ground and 6 upper floors.

The building design is occupier led and is accessed via a spacious ground floor lobby which benefits from a coffee shop and security speed gates.

The first floor is currently finished to a shell specification and the Landlord is willing to install an open plan Cat A finish, subject to the agreement of commercial terms with an ingoing tenant.

The second floor is fully finished and benefits from an outstanding Cat B fit out providing open plan, private meeting rooms, kitchen and break out areas as detailed on the attached plan and photographs.

## 1ST FLOOR SPECIFICATION

- The first floor is in a shell specification



GROUND FLOOR RECEPTION



GROUND FLOOR COFFEE SHOP

## 2ND FLOOR SPECIFICATION

- Feature entrance lobby including security speed gates and coffee shop
- Feature entrance lobby including speed gate security
- Raised access computer access flooring
- Full heating and cooling air conditioning
- Floor to ceiling glazing
- Outstanding level of fit out providing open plan private offices, huddle rooms, kitchen and break out areas
- 6 high speed 20 person lifts
- Potential access to onsite catering amenities
- Bicycle parking



GROUND FLOOR COFFEE SHOP



## ACCOMMODATION – Can be subdivided

First Floor - 23,541 sq ft

Second Floor - 23,702 sq ft (fit out plan attached)

## LEASE DETAILS

**Rent - £20.00 per sq ft fully fitted and furnished**

Term – A new 10 year lease on FRI terms

Service Charge – Estimated to be c. £4.50 per sq ft

Rent Review – 5 yearly upwards only

Rates – The tenant will be responsible for the annual rates liability



## BREAK OUT SPACE SECOND FLOOR

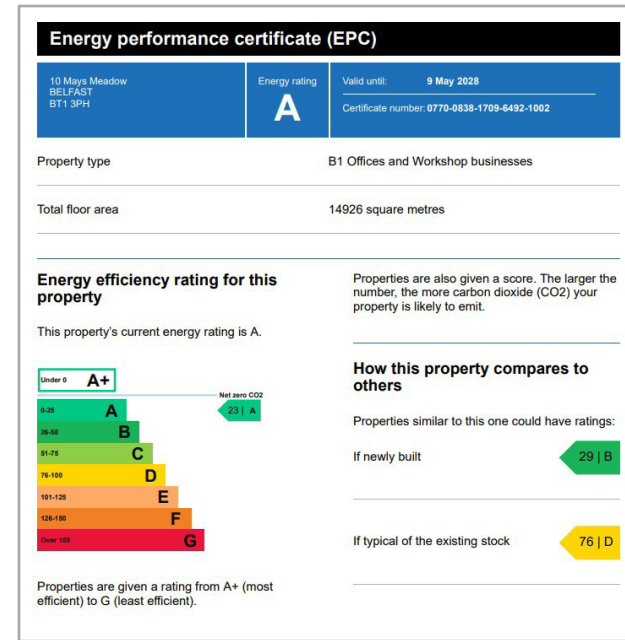
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## EPC



## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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SECOND FLOOR OPEN PLAN SPACE



SECOND FLOOR MEETING BOOTH



SECOND FLOOR OPEN PLAN & PRIVATE OFFICE SPACE



SECOND FLOOR OPEN PLAN & PRIVATE OFFICE SPACE





SECOND FLOOR BREAK OUT SPACE



SECOND FLOOR KITCHEN



SECOND FLOOR KITCHEN/BREAK OUT SPACE



SECOND FLOOR PRIVATE MEETING ROOM





SECOND FLOOR OPEN PLAN SPACE



SECOND FLOOR OPEN PLAN SPACE



LANYON PLACE RAIL STATION



BELFAST BIKE STOP

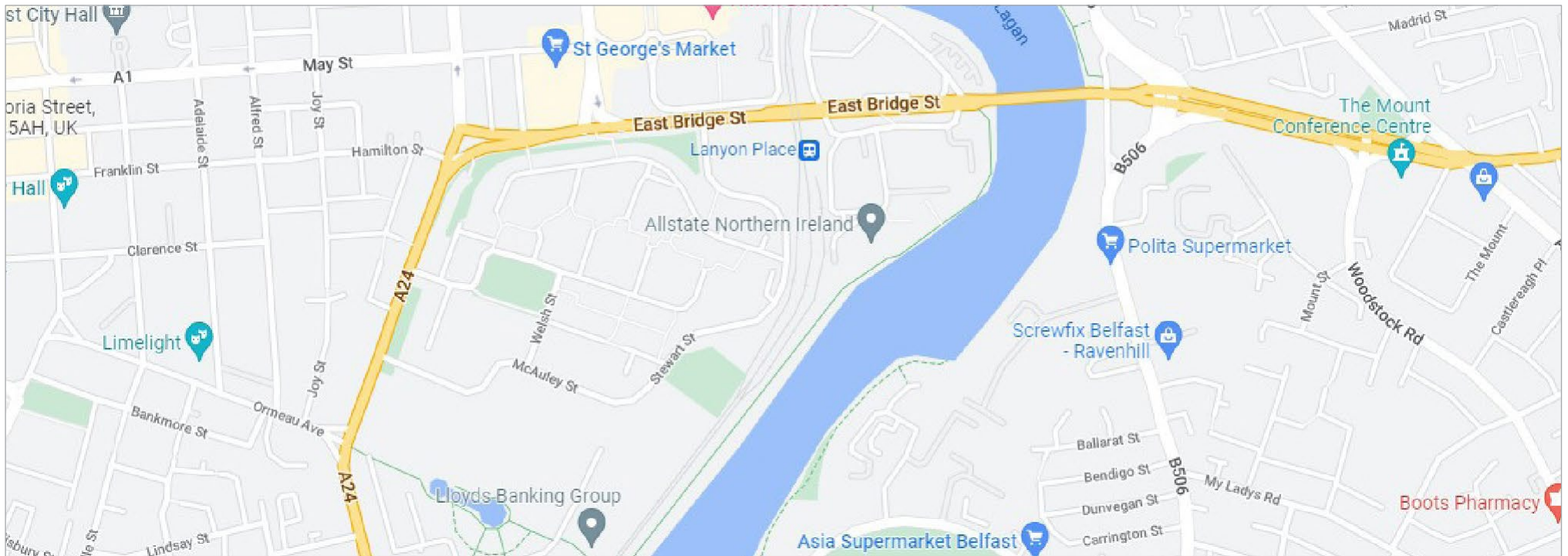




SECOND FLOOR OPEN PLAN OFFICE

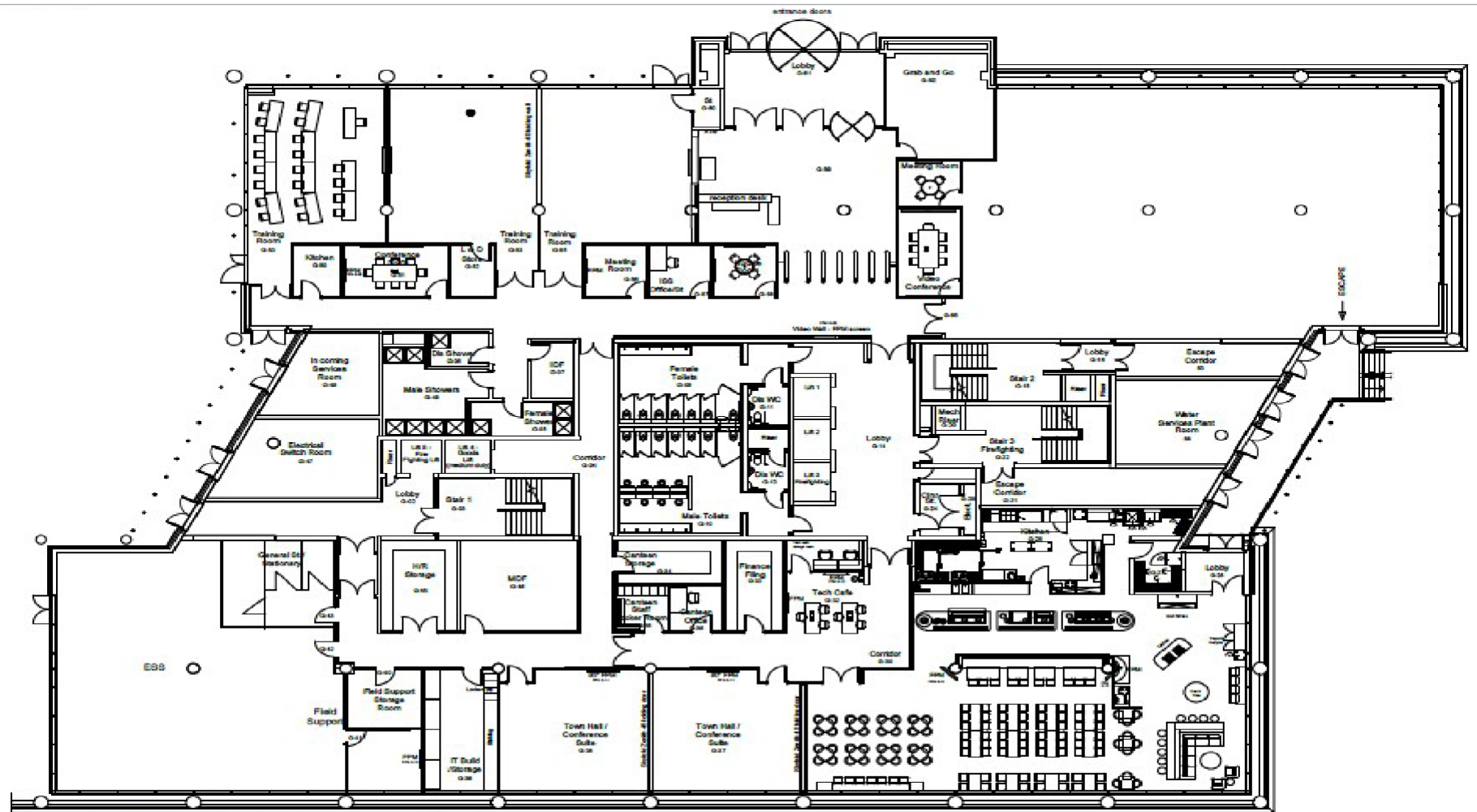


SECOND FLOOR KITCHEN/BREAK OUT SPACE



LOCATION PLAN

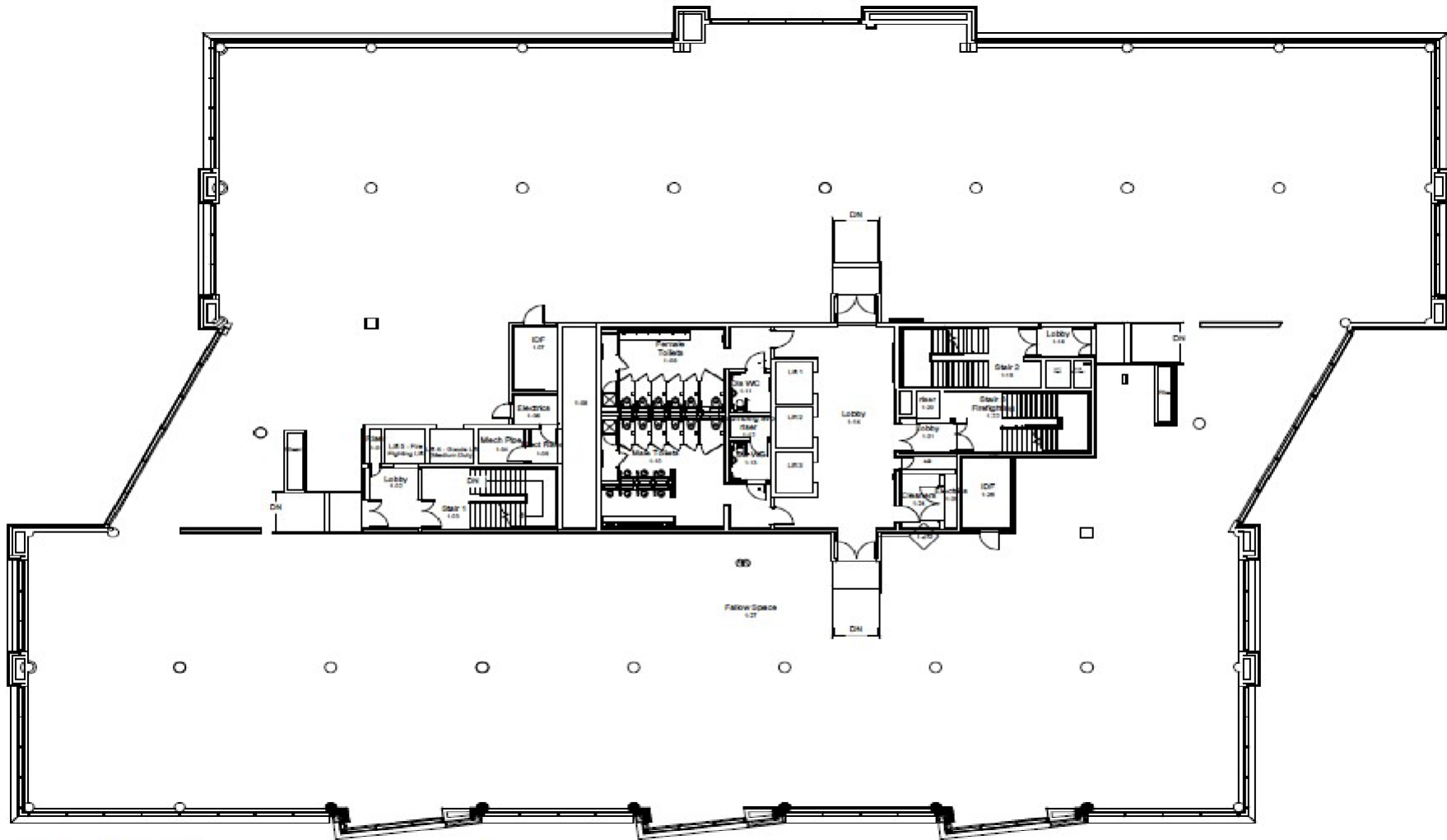




Floor 00 - 25,517 Interior Gross Square Footage

GROUND FLOOR PLAN

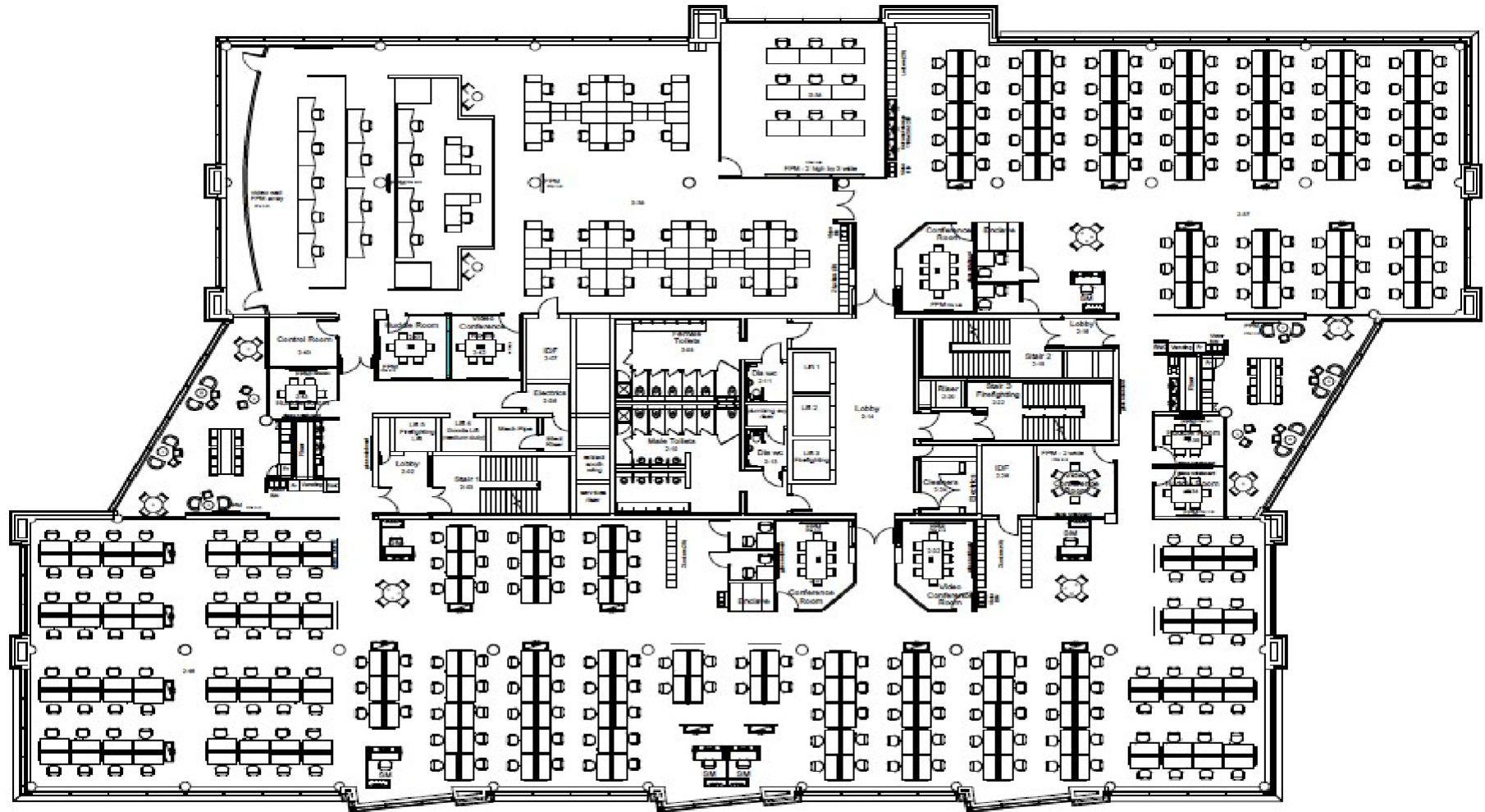




Floor 01 - 28,302 Interior Gross Square Footage

FIRST FLOOR PLAN





Floor 02 - 28,302 Interior Gross Square Footage

SECOND FLOOR PLAN