

McConnell



Alliance
Partner

TO LET

EAST & WEST TOWERS

AT LANYON PLAZA

Grade A Office
Accommodation
available from
5,550 sq ft - 29,150 sq ft



With a striking fully glazed façade, The Towers at Lanyon Plaza provide Grade A office accommodation boosted with space flexibility, exceptional natural lighting and stunning panoramic aspects across the city of Belfast.

RISE + SHINE





Designed by leading international architectural and integrated design practice Broadway Malyan, Lanyon Plaza significantly enhances the already rich urban fabric of Lanyon Place. Lanyon Towers represent an ideal opportunity as a corporate headquarters but will be equally adept as a multi occupancy office block given the highly flexible floorplates which provide maximum versatility in space planning and therefore capable in facilitating a broad spectrum of needs.




CONNECTING TODAY
WITH TOMORROW.



Belfast city centre is 10 minutes from Belfast City Airport and 25 minutes from Belfast International Airport and benefits from regular scheduled flights to a wide range of European and US destinations.

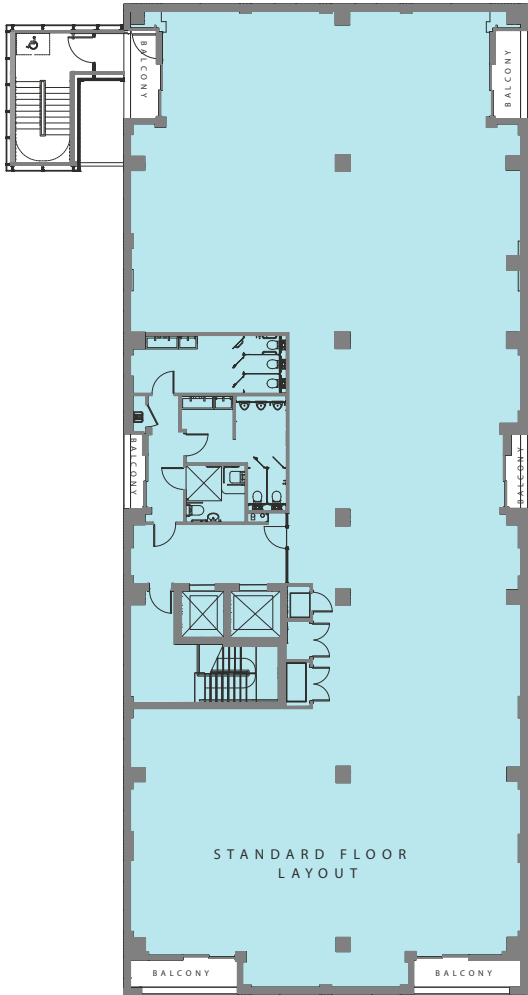
The city benefits from a high degree of accessibility via the M1/M2/M3 motorway network which provides strategic links across the Island of Ireland.

Lanyon Place is widely recognized as the most prestigious office location within Belfast City Centre, given both its striking riverside location and adjacency to the Courts of Justice/Bar Library, City Centre retail core and City Hall.

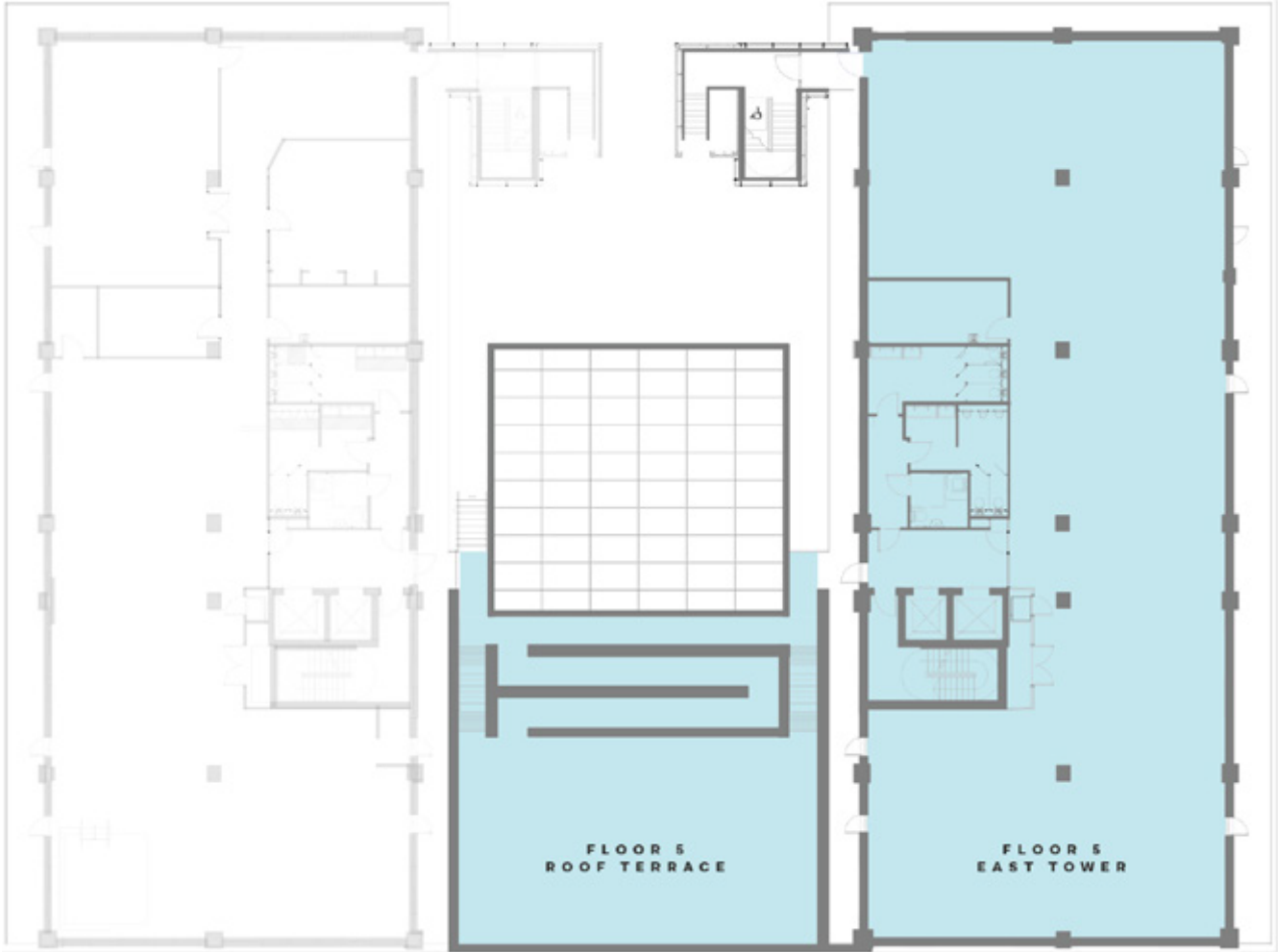
- | | |
|---------------------------|--|
| 1 Lanyon Place Stn | 8 St Georges' Market |
| 2 Car Park | 9 Victoria Square |
| 3 BT Tower | 10 Ulster Bank |
| 4 Hilton | 11 Bank of Ireland |
| 5 Waterfront Hall | 12 City Hall |
| 6 KPMG and Pinsent Masons | 13 Grand Central |
| 7 Belfast Law Courts |  Glider Stops |



Standard Floors 6-11



Floor 5+ Roof Terrace



Schedule of Accomodation

		West Tower	East Tower
Eleventh	5,900 sq ft	Fully let	Fully let
Tenth	5,900 sq ft	Fully let	Fully let
Ninth	5,900 sq ft	Fully let	Fully let
Eighth	5,900 sq ft	Fully let	Fully let
Seventh	5,900 sq ft	To let	To let
Sixth	5,900 sq ft	To let	To let
Fifth	5,550 sq ft	Let	To let
		Fully let	
		Fully let	
		Fully let	
		Fully let	

Specification

- Triple height feature reception area, with revolving automated entrance.
- 2 High Speed Passenger Lifts.
- Pass entry system at ground floor.
- Security Guard presence.
- Full access raised computer flooring.
- Air conditioning.
- Floor to ceiling glazing with stunning panoramic views across Belfast.
- Solar Control Glazing.
- Open plan floor plates.
- High specification LED lighting throughout.
- High quality finishes throughout core and WC areas.
- Unisex toilets at each floor, including shower facilities.
- Access to attractive South facing communal Garden area at 5th Floor.
- 150 Basement car parking spaces available.
- Fully DDA compliant.

EAST & WEST TOWER

AT LANYON PLAZA

FURTHER INFORMATION

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

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Lanyon
Towers

01—
Version 1

02—
Fibrus

03—
Bazaarvoice

04—
Brewin Dolphin

05—
G&L Scientific

06—
Oxford Street Capital



lanyontowers.co.uk

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